

THE TOWN OF AUBURN, NEW HAMPSHIRE



Lake Massabesic, Auburn, NH

MASTER PLAN
SEPTEMBER 2007

Town of Auburn, NH Master Plan

Prepared for the
Auburn Planning Board

By the
Southern New Hampshire
Planning Commission

Adopted
September 26, 2007

ACKNOWLEDGEMENTS

The citizens, residents, and business owners of Auburn, NH.

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INTRODUCTION

A Master Plan is an official public document that serves as the Town's development plan and land use policy. The basic purpose of a master plan is to assess existing resources and project future growth. Perhaps more importantly, it is a planning tool which can be used to answer questions of policy such as - Where and what type of development should occur in Auburn? Ultimately, a master plan is a strategy for the Town's future, which sets the stage for the implementation of specific programs, policies, and regulations designed to achieve the Town's visions and goals.

Pursuant to RSA 674:1, the preparation and amendment of the Master Plan is the duty of the Planning Board. Furthermore, RSA 674:1-II states that "it shall be part of the planning board's duties to consult with and advise public officials and agencies, public utility companies, civic, educational, professional, research and other organizations, and to consult with citizens, for the purposes of protecting or carrying out of the master plan as well as for making recommendations relating to the development of the municipality."

The description and purpose, as well as details concerning the preparation and adoption of the master plan, are set forth in New Hampshire state law at RSA 674:2(II). Concisely put, the definition states that:

"The master plan shall be a set of statements and land use and development principles for the municipality with such accompanying maps, diagrams, charts and descriptions as to give legal standing to the implementation ordinances and other measures of the planning board. Each section of the master plan shall be consistent with the others in its implementation of the vision section. The master plan shall be a public record subject to the provisions of RSA 91-A. The master plan shall include, at a minimum, the following required sections:

- (a) A vision section that serves to direct the other sections of the plan. This section shall contain a set of statements which articulate the desires of the citizens affected by the master plan, not only for their locality but for the region and the whole state. It shall contain a set of guiding principles and priorities to implement that vision.
- (b) A land use section upon which all the following sections shall be based. This section shall translate the vision statements into physical terms. Based on a study of population, economic activity, and natural, historic, and cultural resources, it shall show existing conditions and the proposed location, extent, and intensity of future land use." (NH RSA 674:2, II)

The adoption of a master plan is essential for several reasons. First, a master plan is a legal pre-requisite to the adoption of a zoning ordinance. Specifically, under New Hampshire law (RSA 674:18), a Planning Board must adopt a Master Plan containing a

vision section and a land use section before a municipal zoning ordinance is adopted. Further, according to NH RSA 674:22, communities which wish to engage in regulating the timing of development through the establishment of growth limitations, must have adopted both a master plan and a capital improvements program. Thus, a master plan is one of the cornerstones of an effective and legally defensible growth management policy.

The foundation of this master plan update is based upon extensive research and analysis of existing physical, economic and social conditions, as well as predictions about the future growth of Auburn. Components of this analysis included:

- An existing land use summary
- A build-out analysis
- A town-wide community survey of all residents and property owners
- A community facilities survey
- A community profile facilitated by UNH Cooperative Extension

Other important sources of data included:

- U.S. Census
- N.H. Office of Energy and Planning
- N.H. Housing Finance Authority
- N.H. Department of Transportation
- N.H. Department of Revenue Administration
- N.H. Department of Employment Security/Economic and Labor Market Information Bureau

These documents, resources and data provide an understanding of the Town's existing land use, natural resources, and community facilities. An overview of recent economic, demographic, and housing trends and a projection of future needs in these important areas were also developed. The end result serves to document and identify the Town's assets and potential problem areas which will enable the implementation of ordinances and other planning measures to provide for the best and most appropriate future development of the community.

Based on this analysis, a vision statement and a set of goals and objectives targeting the important issues and features of the Town were identified. These goals and objectives are outlined in the following chapters:

- Vision and Goals
- Demographic Trends
- Community Facilities
- Public Utilities
- Historic and Cultural Resources
- Housing
- Natural Resources and Open Space
- Regional Concerns

- Economic Development
- Transportation
- Existing and Future Land Use
- Master Plan Vision and Community Goals
- Implementation Strategies

These goals and objectives serve to guide the Planning Board in implementing specific programs, policies, and regulations and to guide the Town's future growth and development in accordance to the community's desires and vision.

This master plan update draws from the Town's previous plans adopted in March 2002 and June 1996. Rather than replacing these plans, the 2007 Auburn Master Plan builds upon the foundation laid in the past to effectively plan for the future. This update also provides the planning board with information necessary for the Town to address critical growth management concerns today through existing and innovative measures. The 2006 Auburn Master Plan is not an end, but rather a beginning. The plan should be updated and revised every 5 to 10 years as the Town's conditions, goals, and objectives change.

VISION AND GOALS

In preparation for the Master Plan update, the Auburn Planning Board worked to gather statement's of residents' visions for the future. The Board began by conducting a Community Profile, facilitated by the University of New Hampshire Cooperative Extension, in November 2006. The Community Profile guided the board throughout the Master Plan update and provided the basis and necessary community insight for proceeding with each chapter.

The Community Survey sent out by the Planning Board in August 2006 served as the other predominant source of community preference information used to formulate the vision and goals. A total of 2,163 surveys were distributed to residents and out of town property owners in Auburn, with 343 responses. All of the responses were entered into a database and results tabulated for all questions. A summary report of the survey results can be found in each of the relevant chapters of the Master Plan.

The vision and goals presented in this chapter were derived from these two information gathering mechanisms, as well as the draft chapters prepared for the Master Plan update. At the regular monthly Master Plan Workshop Meetings, the Planning Board reviewed and updated the goals from the 2002 Master Plan and identified any new possible goals for the town. Objectives were then identified for each of the goals. The objectives are a series of potential policies and actions the Town may take in order to fully implement the goals and vision of the Master Plan.

Vision for the Town of Auburn

Auburn is a rural bedroom community that prides itself on its considerable natural resources and strong sense of community. In order to sustain the natural resources that define the town, Auburn will need to embrace planning practices that support growth and development in a manner that will protect the rural character, as well as meet the needs of the community.

Auburn's vision for the future includes the protection of its natural resources and open space; well-planned residential development; improved public infrastructure; improved educational facilities; active citizen participation; open communication between public administrators and residents; modest commercial and economic development; and improved recreation facilities, while sustaining a reasonable tax rate.

Goals and Objectives

I. Community Facilities

- A. Plan and provide for quality community facilities and services to effectively meet the municipal, social, educational, and other service needs of Auburn's residents and businesses in an efficient manner.

1. Ensure that the town can provide an acceptable level of community services that meet the needs of both the existing and projected population.
 2. Ensure that the public health and safety of local residents are met.
 3. Encourage public and private cooperation in planning for financing community facilities, including an examination of opportunities to privatize selected municipal services when it is appropriate and practical.
 4. Explore the possibility of improved coordination between the Fire and Police Departments such as the sharing of equipment and resources, whenever possible and practical.
 5. Provide a rational approach for the financing of the town's community facilities and services.
 6. Ensure that all students have the opportunity to receive the best possible and affordable education so that they acquire the necessary skills and knowledge to make a positive contribution to the community.
 7. Strengthen utilization and usage of the variety of community resources including conservation lands, historic resources, community facilities and local businesses.
- B. Provide suitable recreation opportunities – land, programs, and facilities – to service the town's existing and projected populations.
1. Meet the town's current and projected recreational needs by ensuring that there is an appropriate amount of land and facilities.
 2. Provide suitable recreation facilities that are within easy access of the town's major neighborhoods.
- C. Encourage the long-term use, maintenance, and improvement of existing recreational facilities.
1. Ensure that there are available recreation resources for all age groups.
 2. Provide for the maintenance and enhancement of existing recreation facilities.
 3. Encourage the involvement and participation of volunteers in the town's recreation programs.
 4. Provide an integrated network of recreational trails that serve all areas of the town and benefit the various user groups.

5. Maintain the existing close working relationship with Manchester Water Works and the Massabesic Audubon Center.

II. Historic and Cultural Resources

- A. To promote the preservation and protection of Auburn's historic resources and cultural heritage.
 1. Consider the formation of a historic district commission or heritage commission to consider the criteria and process for identifying historical and cultural resources.
 2. Consider the establishment of a historic district.
 3. Promote awareness of the significance and value of historical and cultural resources and the protection of the same.
 4. Install marker signs identifying historical resources.

III. Housing

- A. Encourage the use of Energy Efficient Building Techniques including siting, landscaping, energy efficient appliances, high efficiency heating and cooling systems.
 1. Review the town's local land use regulations to identify where revisions can be made to encourage the use of Energy Star construction and other energy efficient planning and site development techniques.
- B. Understand the existing and projected housing needs of Auburn's citizens.
 1. Work with outside resource agencies, such as the Southern New Hampshire Planning Commission (SNHPC) and the New Hampshire Housing Finance Authority (NHHFA), to determine the exact number of residents with affordable housing needs.
 2. Coordinate with social services serving citizens and others, to determine the number of seniors in Auburn who may need housing assistance.
- C. Encourage a diverse housing stock that will ensure a broad range of housing costs and opportunities in Auburn.
 1. Review the town's local land use regulations for consistency with the need to provide for a reasonable amount of affordable housing.

2. Identify areas in town that are suitable and appropriate for senior housing.
 3. Establish a Village Center District that allows for the construction of affordable housing.
 4. Determine other areas in town appropriate for affordable housing.
 5. Explore the use of form based zoning¹, specifically in the Village Center area.
- D. To encourage housing consistent with the rural character of Auburn while offering a range of residential living opportunities.
1. Encourage a variety of different housing options, including senior housing and workforce housing, that will meet the existing and projected needs of the Town's population.

IV. Natural Resources and Open Space

- A. Recognize the important contribution that the town's natural resources and cultural and historic amenities make to the overall character and well-being of the town.
1. Encourage both residential and non-residential development to identify existing natural resources so that they are conserved in an appropriate manner.
 2. Utilize the New Hampshire Department of Fish & Game's Wildlife Action Plan and other available information sources to identify important natural resources and prepare strategies designed to preserve them for future enjoyment.
- B. Protect and manage Auburn's valuable open space resources.
1. Protect key open space areas based upon a systematic inventory and monitoring of Auburn's natural resources.
 2. Integrate and utilize wildlife corridor plans developed by NH Fish and Game in an effort to protect those areas of vital importance.
 3. Maintain, protect, and encourage public access to Auburn's surface waters.

¹ A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling physical form primarily, with a lesser focus on land use, through city or county regulations. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. For a more detailed description, go to <http://www.formbasedcodes.org/definition.html>

4. Encourage new residential and non-residential developments to protect and, where possible, enhance valuable natural and open space resources.
 5. Encourage public/private partnerships between the town and other private and civic organizations to provide open-space opportunities.
 6. Identify for future protection important scenic areas and view corridors; develop a priority ranking of these areas for purposes of protection.
- C. Protect Auburn’s valuable water resources including wetlands, water recharge areas, and drinking water supply.
1. Identify the water resources in Town in effort to protect them.
- D. Protect Auburn’s natural assets that contribute to public health and safety, economic vitality, and quality of life.
1. Protect wetlands and floodplains to minimize property damage, public safety risks, and economic disruptions during extreme precipitation events.
 2. Encourage protection and restoration of forest cover to protect air and water quality, absorb carbon dioxide, meliorate local climate, and enhance quality of life.
 3. Encourage protection of adequate habitat to sustain populations of native wildlife.

V. Regional Concerns

- A. Actively participate in regional initiatives that may be of benefit or concern to Auburn so that the town’s needs and interests are shared and heard at the regional level.
1. Continue to actively participate in I-93/CTAP forums.
 2. Promote communication with neighboring communities regarding developments of regional impact.
 3. Plan for future traffic increases and impacts of regional developments.

VI. Economic Development

- A. Encourage economic development and expansion that conform to the natural features of the land and the town’s rural character, and contributes to Auburn’s economic well-being.
1. Promote environmentally sound light manufacturing industries.

2. Identify specific areas that could be zoned or re-zoned to accommodate commercial and light industrial development, based upon the suitability of the area for development and access to arterial roadways.
 3. Review the Zoning Ordinance to identify areas appropriate for industrial uses consistent with those identified as part of the previous objective.
 4. Maintain and encourage opportunities for home occupations and businesses that are consistent with the existing neighborhood and the town's rural character.
 5. Manage commercial and business development off State and local roadways by reducing access points and by providing for an appropriate level of landscaping and buffering.
 6. Define what industrial uses could be permitted as environmentally sensible.
 7. Encourage and recruit environmentally sensitive light industrial businesses to locate in Auburn as a means of reducing the local tax burden through non-residential sources while retaining a rural atmosphere.
- B. Establish a Village Center planning area in order to create a central place for Auburn to consolidate municipal services and a range of mixed land uses.
1. Encourage development within the Auburn Village Center that will be consistent with the Town's Historic Character
 2. Consider amending the Auburn Zoning Ordinance to establish a Town Center District that provides for reduced lot sizes and allows multi-family housing, small-scale retail and mixed use development in the Village Center.
 3. Prepare a plan to connect various uses in the Village Center through a pedestrian walkway or limited trail system.
 4. Encourage the location of all governmental and non-profit functions and services in the Town Center whenever possible.

VII. Transportation

- A. Plan for and maintain an efficient and balanced transportation and road network that allows for the safe transfer of goods and people through town while protecting the aesthetic, scenic, and rural qualities of town roads.
1. Establish guidelines for a Roadway Management Program.
 2. Ensure that an adequate and appropriate amount of funds are programmed over a 5 to 6- year period for roadway improvements based on a systematic

approach to a roadway management, maintenance, and capital improvements plan.

3. Recognize the importance of providing the opportunity for a town-wide system of walking, hiking and bicycling paths.
4. Promote pedestrian access and safety by identifying areas in need of sidewalks. Consider the construction of sidewalks in new commercial downtown areas and residential developments, when appropriate.
5. Evaluate and encourage alternative transportation modes, such as a car-pooling program and a NHDOT Park and Ride facility.
6. Ensure that any transportation improvement or enhancement is constructed in a manner that retains Auburn's rural character.
7. Ensure that the principles of access management are utilized when transportation improvements along access corridors are planned.
8. Encourage connections with the town's existing road network and the potential connection with a town-wide traffic system when reviewing new commercial, industrial and residential development, and access to adjacent communities including Candia, Chester, Manchester, Derry, and Hooksett.
9. Identify roadways and future roads used as and to be used as Regional links, both present and future. Consider upgrade and construction of the roadways as part of the Roadway Management and Capital Improvements Plan.
10. Evaluate the need for senior citizen transportation (paratransit).

VIII. Land Use

- A. Preserve those community features that contribute to Auburn's rural character and quality of life.
 1. Preserve the natural and cultural features that contribute to Auburn's character, such as Lake Massabesic, Little Massabesic Lake, Clark Pond, other ponds, streams and rivers, prime agricultural land, woodlands, quality viewsapes, wetlands, country roads, stone walls, and valuable open spaces.
 2. Maintain a strong working relationship with Manchester Water Works in order to protect the Lake Massabesic Watershed.
 3. Encourage all new developments to preserve and enhance valuable natural features and open spaces.

4. Encourage all new developments to be visually attractive.
 5. Encourage planned development that consolidates access points, thus avoiding haphazard (i.e., sprawl) development.
 6. Preserve specific scenic areas, open spaces and view corridors and develop a priority ranking of these areas for protection purposes.
 7. Employ appropriate land use controls and non-regulatory mechanisms (i.e., deed restrictions, conservation easements) to manage growth and to protect the town's rural character.
- B. Recognize and appreciate the unique role of the various land use patterns in Auburn and how they contribute to the economic well-being of the town.
1. Prepare future land use policies regarding town development on an area planning level.
 2. Recognize the important linkage between transportation/roadway improvements and the town's future land

IMPLEMENTATION STRATEGIES

The following Implementation Schedule identifies the actions identified by the Auburn Planning Board to help guide the Town in the carrying out this Master Plan's vision and many goals and objectives. All future projects are grouped by the section of the Master Plan in which it was identified.

Major groupings of project types include:

- Community Facilities
- Historic and Cultural Resources
- Housing
- Natural Resources and Open Space
- Regional Concerns
- Economic Development
- Transportation
- Land Use

Additionally, to ensure effective implementation of each item the appropriate town department, board, or other agency was identified to take responsibility for the action. In many situations multiple groups are identified as sharing responsibility. Those groups identified herein are the:

- Board of Selectmen
- Planning Board
- Zoning Board of Adjustment
- Conservation Commission
- Parks and Recreation Commission
- Fire Department
- Police Department
- Historical Association
- School Board

To develop the prioritized ranking of individual projects each Planning Board member used a spreadsheet of all implementation items to give each action a priority score ranging from three to one with three being the highest priority and one being the lowest. The scores of the individual Planning Board members were then averaged to generate the rankings presented here. The ranked scores were then reviewed, discussed and modified as agreed upon by the Planning Board at the September 4, 2007 Master Plan Workshop Meeting. The actual numeric average scores average for each project can be viewed in the appendixes to this Master Plan.

Implementation Schedule

Key:

BOS – Board of Selectmen

PB – Planning Board

ZBA – Zoning Board of Adjustment

CC – Conservation Commission

RC – Parks and Recreation Commission

FD – Fire Department

PD – Police Department

HA – Historical Association

SB – School Board

Community Facilities

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RC	FD	PD	HA	SB	Priority
Ensure that the town can provide an acceptable level of community services that meet the needs of both the existing and projected population.	X									High
Ensure that the public health and safety of local residents are met.	X									High
Encourage public and private cooperation in planning for financing community facilities, including an examination of opportunities to privatize selected municipal services when it is appropriate and practical.	X									Moderate
Explore the possibility of improved coordination between the Fire and Police Departments such as the sharing of equipment and resources, whenever possible and practical.						X	X			Low
Provide a rational approach for the financing of the town’s community facilities and services.	X									Moderate
Ensure that all students have the opportunity to receive the best possible and affordable education so that they acquire the necessary skills and knowledge to make a positive contribution to the community.									X	Low
Strengthen utilization and usage of the variety of community resources including conservation lands, historic resources, community facilities and local businesses.				X	X					Moderate
Meet the town’s current and projected recreational needs by ensuring that there is an appropriate amount of land and facilities.		X			X					Low
Provide suitable recreation facilities that are within easy access of the town’s major neighborhoods.		X			X					Low
Ensure that there are available recreation resources for all age groups.					X					Moderate

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RC	FD	PD	HA	SB	Priority
Provide for the maintenance and enhancement of existing recreation facilities.					X					Moderate
Encourage the involvement and participation of volunteers in the town's recreation programs.					X					Moderate
Provide an integrated network of recreational trails that serve all areas of the town and benefit the various user groups.				X	X					Moderate
Maintain the existing close working relationship with Manchester Water Works and the Massabesic Audubon Center.	X	X		X	X					High

Historic and Cultural Resources

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Consider the formation of a historic district commission or heritage commission to consider the criteria and process for identifying historical and cultural resources.		X						X		Low
Consider the establishment of a historic district.		X						X		Low
Promote awareness of the significance and value of historical and cultural resources and the protection of the same.		X						X		Low
Install marker signs identifying historical resources.		X						X		Low

Housing

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Review the town's local land use regulations to identify where revisions can be made to encourage the use of Energy Star construction and other energy efficient planning and site development techniques.		X								High
Work with outside resource agencies, such as the Southern New Hampshire Planning Commission (SNHPC) and the New Hampshire Housing Finance Authority (NHHFA), to determine the exact number of residents with affordable housing needs.		X								Moderate
Coordinate with social services serving citizens and others, to determine the number of seniors in Auburn who may need housing assistance.	X	X								Low

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Review the town's local land use regulations for consistency with the need to provide for a reasonable amount of affordable housing.		X								Moderate
Identify areas in town that are suitable and appropriate for senior housing.		X								High
Establish a Village Center District that allows for the construction of affordable housing.		X								High
Determine other areas in town appropriate for affordable housing.		X								High
Explore the use of form based zoning, specifically in the Village Center area.		X								Moderate
Encourage a variety of different housing options, including senior housing and workforce housing, that will meet the existing and projected needs of the Town's population.		X								High

Natural Resources and Open Space

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Encourage both residential and non-residential development to identify existing natural resources so that they are conserved in an appropriate manner.		X		X						Moderate
Utilize the New Hampshire Department of Fish & Game's Wildlife Action Plan and other available information sources to identify important natural resources and prepare strategies designed to preserve them for future enjoyment.		X		X						High
Protect key open space areas based upon a systematic inventory and monitoring of Auburn's natural resources.				X						High
Integrate and utilize wildlife corridor plans developed by NH Fish and Game in an effort to protect those areas of vital importance.			X	X						Moderate
Maintain, protect, and encourage public access to Auburn's surface waters.	X	X								High
Encourage new residential and non-residential developments to protect and, where possible, enhance valuable natural and open space resources.		X		X						High

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Encourage public/private partnerships between the town and other private and civic organizations to provide open-space opportunities.		X		X						Moderate
Identify for future protection important scenic areas and view corridors; develop a priority ranking of these areas for purposes of protection.		X		X						Moderate
Identify the water resources in Town in effort to protect them.	X	X		X						High
Protect wetlands and floodplains to minimize property damage, public safety risks, and economic disruptions during extreme precipitation events.	X	X		X						High
Encourage protection and restoration of forest cover to protect air and water quality, absorb carbon dioxide, meliorate local climate, and enhance quality of life.		X		X						High
Encourage protection of adequate habitat to sustain populations of native wildlife.		X		X						Moderate

Regional Concerns

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Continue to actively participate in I-93/CTAP forums.	X	X		X						High
Promote communication with neighboring communities regarding developments of regional impact.		X								High
Plan for future traffic increases and impacts of regional developments.		X								High

Economic Development

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Promote environmentally sound light manufacturing industries.		X								High

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Identify specific areas that could be zoned or re-zoned to accommodate commercial and light industrial development, based upon the suitability of the area for development and access to arterial roadways.		X								Moderate
Review the Zoning Ordinance to identify areas appropriate for industrial uses consistent with those identified as part of the previous objective.		X								High
Maintain and encourage opportunities for home occupations and businesses that are consistent with the existing neighborhood and the town's rural character.		X								Moderate
Manage commercial and business development off State and local roadways by reducing access points and by providing for an appropriate level of landscaping and buffering.		X								High
Define what industrial uses could be permitted as environmentally sensible.		X								High
Encourage and recruit environmentally sensitive light industrial businesses to locate in Auburn as a means of reducing the local tax burden through non-residential sources while retaining a rural atmosphere.		X								High
Encourage development within the Auburn Village Center that will be consistent with the Town's Historic Character		X								High
Consider amending the Auburn Zoning Ordinance to establish a Town Center District that provides for reduced lot sizes and allows multi-family housing, small-scale retail and mixed use development in the Village Center.		X								High
Prepare a plan to connect various uses in the Village Center through a pedestrian walkway or limited trail system.		X								High
Encourage the location of all governmental and non-profit functions and services in the Town Center whenever possible.		X								Moderate

Transportation

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Establish guidelines for a Roadway Management Program.	X									High

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Ensure that an adequate and appropriate amount of funds are programmed over a 5 to 6- year period for roadway improvements based on a systematic approach to a roadway management, maintenance, and capital improvements plan.	X									High
Recognize the importance of providing the opportunity for a town-wide system of walking, hiking and bicycling paths.		X								Moderate
Promote pedestrian access and safety by identifying areas in need of sidewalks. Consider the construction of sidewalks in new commercial downtown areas and residential developments, when appropriate.		X								High
Evaluate and encourage alternative transportation modes, such as a car-pooling program and a NHDOT Park and Ride facility.	X	X								Moderate
Ensure that any transportation improvement or enhancement is constructed in a manner that retains Auburn’s rural character.	X	X								High
Ensure that the principles of access management are utilized when transportation improvements along access corridors are planned.	X	X								Moderate
Encourage connections with the town’s existing road network and the potential connection with a town-wide traffic system when reviewing new commercial, industrial and residential development, and access to adjacent communities including Candia, Chester, Manchester, Derry, and Hooksett.		X								Moderate
Identify roadways and future roads used as and to be used as Regional links, both present and future. Consider upgrade and construction of the roadways as part of the Roadway Management and Capital Improvements Plan.	X	X								High
Evaluate the need for senior citizen transportation (paratransit).		X								Moderate

Land Use

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Preserve the natural and cultural features that contribute to Auburn’s character, such as Lake Massabesic, Little Massabesic Lake, Clark Pond, other ponds, streams and rivers, prime agricultural land, woodlands, quality viewsapes, wetlands, country roads, stone walls, and valuable open spaces.		X		X						High
Maintain a strong working relationship with Manchester Water Works in order to protect the Lake Massabesic Watershed.	X	X								High

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Encourage all new developments to preserve and enhance valuable natural features and open spaces.		X		X						High
Encourage all new developments to be visually attractive.		X		X						High
Encourage planned development that consolidates access points, thus avoiding haphazard (i.e., sprawl) development.		X								High
Preserve specific scenic areas, open spaces and view corridors and develop a priority ranking of these areas for protection purposes.				X						Moderate
Employ appropriate land use controls and non-regulatory mechanisms (i.e., deed restrictions, conservation easements) to manage growth and to protect the town's rural character.		X								High
Prepare future land use policies regarding town development on an area planning level.		X								High
Recognize the important linkage between transportation/roadway improvements and the town's future land.		X								High

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DEMOGRAPHIC TRENDS

Community Survey

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The following questions and responses are those on the survey that relate to the population characteristics in the Town of Auburn (see appendix for complete survey results):

How long have you lived in Auburn?

Less than 1 Year	10
1-5 Years	104
6-10 Years	54
11-20 Years	109
More than 20 Years	105

How long do you plan to stay in Auburn?

Less than 1 Year	2
1-5 Years	28
6-10 Years	32
11-20 Years	110
More than 20 Years	188

What is your age group?

Less than 20 years old	0
21-34 years old	41
35-44 years old	124
45-64 years old	231
65 years and over	57

Age of Children in Household:

Age	Number of Children
Less than 1 year old	8
1-5 years old	84
6-13 years old	99
14-17 years old	45
18-24 years old	20
25 years or older	3

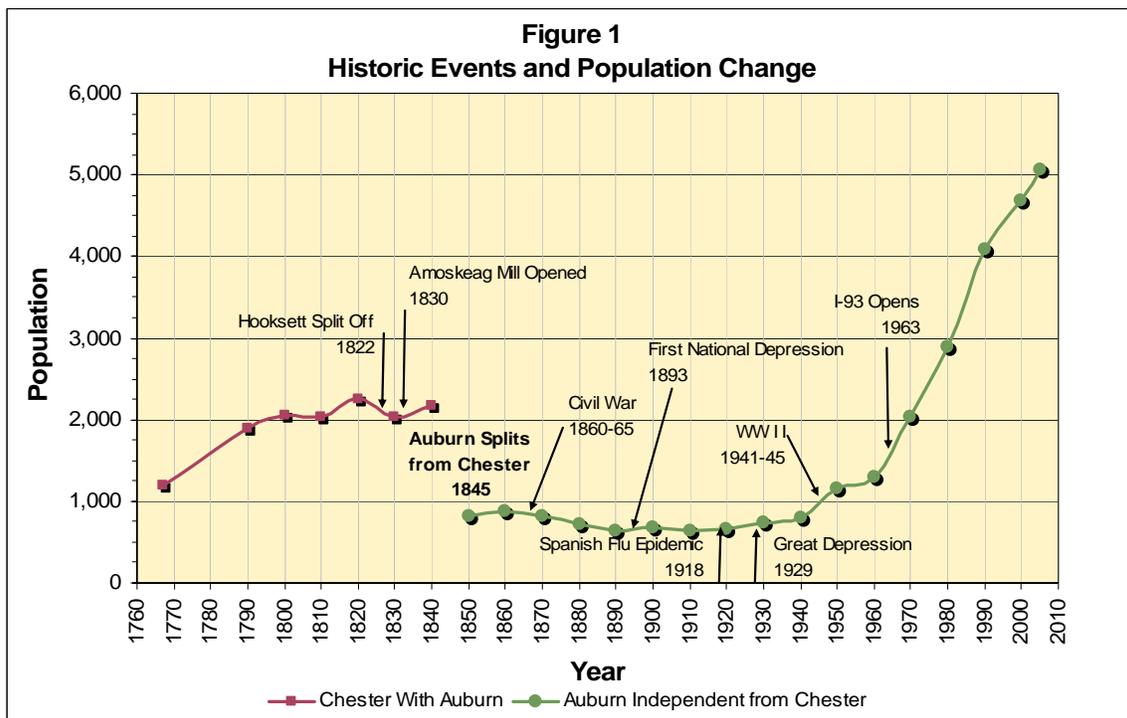
A thorough understanding of population characteristics and trends is essential to effective planning and management in any community. The total population of a community, as well as the unique characteristics of particular segments of the population, and the rate of growth, can have significant implications relative to the need for housing, the need for developable land, and the provision of municipal services.

Through the analysis of recent trends in population change in the Town of Auburn, reasonable projections can be made as to what might likely be expected in the future. Through these analyses, local officials can plan for the efficient and timely provision of local government facilities and services, roads, employment opportunities, and natural resource use. This chapter examines the past trends of selected characteristics of Auburn’s population, and provides projections for future population growth.

It is important to note that throughout this chapter and the rest of the Master Plan, most statistics are based upon population figures from the 2000 Census, which is the most comprehensive and accurate data source available at the time of publication. Figures since 2000 are estimates, although the margin of error is considered small, the reader should keep this in mind while reading the document.

Population Change - Historical Trends

At the time the first Census was taken in 1850, the Town of Auburn had a total of 810 residents. During the period of 1860 to 1930, Auburn’s population experienced a gradual decline from 886 persons to 735 persons. As shown in Figure 1 on the following page, over the next 100 years, Auburn’s population increased 348 persons, bringing the total population to 1,158 persons in 1950.



As shown in Table 1 below, between the years of 1950 and 1970, the population in the Town of Auburn grew from 1,158 persons to 2,035 persons, an increase of approximately 75.5 percent. From 1970 to 1980, Auburn’s population increased by 848 persons, or 41.7 percent. During the decade from 1980 to 1990, Auburn’s population grew from 2,883 persons to 4,085 persons, an increase of 41.7 percent, more than tripling the size of the Town since 1960. From 1990 to 2000, Auburn’s population growth rate slowed down to 14.6 percent for the 10 year period, resulting in an increase of 597 persons.

Population growth in the Town of Auburn is primarily attributed to in-migration from areas outside of Rockingham County. The composition of the population in Auburn based on place of birth has remained quite steady from 1990 to 2000. The US Census reported that 52.6 percent of the population in Auburn was native to the State of New Hampshire in 2000, compared to 51.3 percent in 1990. In 2000, 65.9 percent of Auburn’s residents five years of age and older lived in the same house for the last five years, an 8 percent increase from 1990. However, 13.9 percent of the in-migration of residents five years of age and older came from within Rockingham County, 19.7 percent from another county within New Hampshire, and 6.6 percent from out of state.

Table 1
Historic Population Growth, Town of Auburn, 1950-2005

Year	Population	Absolute Change	Percent Change	Average Annual Change (%)
2005*	5,177	85	1.7%	1.7%
2004*	5,092	108	2.2%	2.2%
2003*	4,984	73	1.5%	1.5%
2002*	4,911	86	1.8%	1.8%
2001*	4,825	143	3.1%	3.1%
2000	4,682	597	14.6%	1.5%
1990	4,085	1,202	41.7%	4.2%
1980	2,883	848	41.7%	4.2%
1970	2,035	743	57.5%	5.8%
1960	1,292	134	11.6%	1.2%
1950	1,158	N/A	N/A	N/A

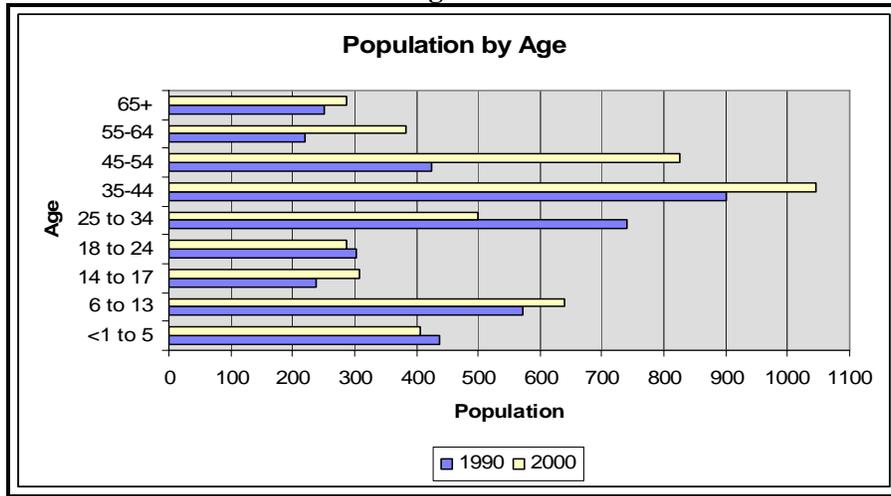
Source: US Census, *NH OEP Population Estimates

Population Characteristics

The population characteristics of a community can be used to identify where potential improvements to accommodate growth may be needed within particular population groups; i.e., school age children, elderly, and single-parent households. The median age of Auburn’s residents in 1990 was 32.7 years old and increased to 36.8 in 2000. Between 1990 and 2000 the 25 to 34-year old age group lost 34 percent of their population, compared to a 22 percent loss for the state as a total. The largest increase occurred in the 45 to 54 year old age group. The aging of Auburn’s population may be attributed to young persons migrating out of the area in pursuit of employment opportunities or lower cost housing. Figure 2 below shows the age distribution among the residents of Auburn

in both 1990 and 2000. Table 2 below compares the same information with the data for the state.

Figure 2



Source: US Census 1990, 2000 SF3; P013

Table 2
Population Distribution and Change by Age Group

Age Group	1990 Percent of Total		2000 Percent of Total		1990-2000 Percent Change	
	Auburn	State	Auburn	State	Auburn	State
<1 to 5	11%	9%	9%	7%	-2%	-9%
6 to 13	14%	11%	14%	12%	13%	20%
14 to 17	6%	5%	7%	6%	17%	26%
18 to 24	7%	10%	6%	8%	-5%	-11%
25 to 34	18%	19%	11%	13%	-34%	-22%
35-44	22%	17%	22%	18%	17%	21%
45-54	10%	10%	18%	15%	96%	66%
55-64	5%	8%	8%	9%	72%	25%
65+	6%	11%	6%	12%	14%	18%

Source: US Census 1990, 2000 SF3; P013

As shown on the following page in Table 3, Auburn’s average annual population growth rate of 1.5 percent between 1990 and 2000 is the third lowest among neighboring communities, surpassing only the Town of Candia and the City of Manchester.

Table 3
Comparison of Population Change, 1990 - 2000

Municipality	1990	2000	2005*	1990-2000		
				Absolute Change	Percent Change	Average Annual Percent Change
Auburn	4,085	4,682	5,070	597	14.6%	1.5%
Candia	3,557	3,911	4,180	354	10%	1%
Chester	2,691	3,792	4,570	1,101	40.9%	4.1%
Deerfield	3,124	3,678	4,220	554	17.7%	1.8%
Derry	20,446	34,021	35,570	13,575	66.4%	6.6%
Hooksett	8,762	11,721	13,270	2,959	33.8%	3.4%
Londonderry	19,781	23,236	24,880	3,455	17.5%	1.7%
Manchester	99,567	107,006	110,550	7,439	7.5%	0.7%
Area Totals	162,013	192,047	202,310	30,034	18.5%	1.9%

Source: U.S. Census 1990, 2000 SF-2, PCT1, *2005 OEP Projections

In 2000, the majority of the Town of Auburn's 1,580 households were family households (see Table 4 below). Traditional married-couple households made up 75 percent of the total households in 2000, compared to 78 percent in 1990. Single-parent households showed an increase of 20.4 percent from 1990 to 2000, which was only slightly higher than married-couple family households. However, the number of non-family households increased nearly 50 percent during the same time period. The total number of persons per household experienced a minor decrease from 3.14 persons in 1990 to 2.96 persons in 2000. Based on the New Hampshire Housing Finance Authority's Housing Needs Assessment Model, which assumes that household size tends to decrease by 2 percent every ten years, there would be approximately 2.93 persons per household in Auburn in the year 2005.

Table 4
Households and Families

	1990	2000	Percent Change
Total Households	1,302	1,580	21.4%
Persons per Household	3.14	2.96	-5.7%
Family Households	1,129	1,322	17.1%
Persons per Family Household	3.41	3.22	-5.5%
Married-Couple Family Households	1,016	1,186	16.7%
Single-Parent Family Households	113	136	20.4%
Non-Family Households*	173	258	49.1%
Persons per Non-Family Household	1.37	1.61	17.4%

Includes Single Person Households

Source: U.S. Census

In 2000, as shown in Table 5 below, the educational attainment level of Auburn's population (25 years of age and older) was very similar to that of the SNHPC region, Rockingham County and the State of New Hampshire. Auburn had a slightly higher percentage of high school graduates compared to the three larger regions, but had a

slightly lower percentage of residents with graduate or professional degrees compared to two of the three larger regions (SNHPC and Rockingham County).

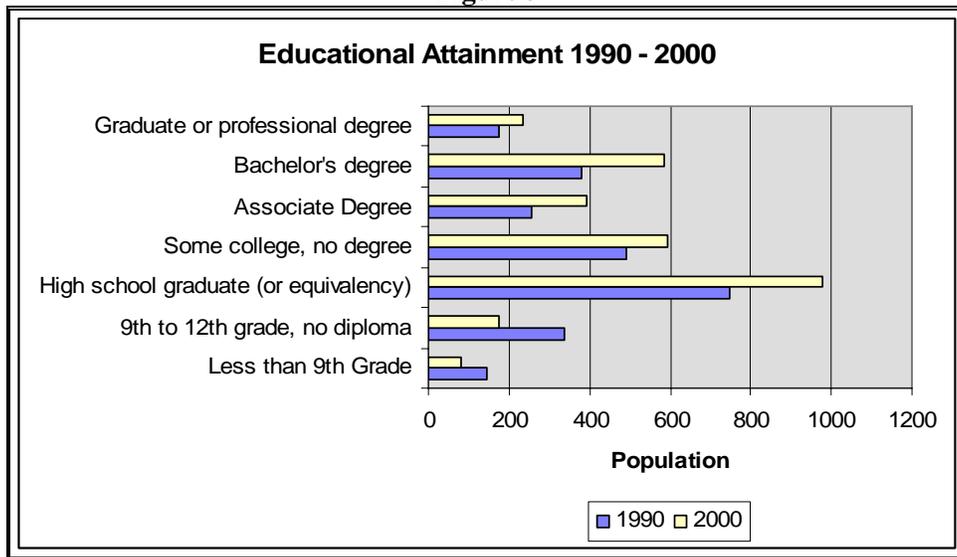
Table 5
Educational Attainment, 2000
Percent of Population 25 Years of Age and Over

Attainment Level	Auburn	SNHPC Region	Rockingham County	New Hampshire
Less than 9th grade	2.6%	5.0%	2.5%	3.9%
9th to 12th grade, no diploma	5.7%	9.0%	7.1%	8.7%
High school graduate (or equivalency)	32.1%	29.1%	28.6%	30.1%
Some college, no degree	19.6%	20.8%	20.7%	20.0%
Associate degree	13.0%	9.1%	9.5%	8.7%
Bachelor's degree	19.3%	18.2%	21.1%	18.7%
Graduate or professional degree	7.8%	8.8%	10.6%	10.0%

Source: 2000 US Census, DP-2

As shown in Figure 3 on the following page, the educational attainment level of the population in the Town of Auburn increased steadily over the ten year period from 1990-2000. From 1990–2000, there was an overall increase of those who had obtained a high school diploma or higher. In 1990, 15 percent of the population had a bachelor’s degree compared to 19.3 percent in 2000, an overall increase of 54 percent. Conversely, there was a decrease in the total number of persons that attained less than a 9th grade education or did not receive a high school diploma.

Figure 3



Source: U.S. Census 1990, 2000 DP-2

The 1990 Census reported that in 1989, Auburn’s per capita income was \$17,321, which was 8.5 percent higher than that of the state and 2.1 percent below that of Rockingham County. In 2000, the Census reported that in 1999 Auburn’s per capita income had risen

64 percent, to \$28,402, which is slightly above the State's \$23,844 and Rockingham County's \$26,656.

As shown in Table 6 below, the median household income in 1999 was \$70,774 compared to \$49,059 in 1989. The median household income for Rockingham County in 1999 was \$58,250 and \$49,467 for the state. In addition, 73.5 percent of Auburn households earned \$50,000 or more per year; an increase from the 1990 Census Data which reported 47.5 percent.

**Table 6
Distribution of Households by Income in 1999**

Income Range	Auburn		SNHPC Region		Rockingham Co		State	
	House-holds	% of Total	House-holds	% of Total	House-holds	% of Total	House-holds	% of Total
Less than \$10,000	45	2.9%	5,724	6.1%	4,644	4.4%	28,808	6.1%
\$10,000 to \$14,999	35	2.2%	3,991	4.3%	3,743	3.6%	22,635	4.8%
\$15,000 to \$24,999	57	3.6%	9,253	9.9%	8,733	8.4%	51,226	10.8%
\$25,000 to \$34,999	91	5.8%	10,320	11.1%	9,928	9.5%	55,301	11.6%
\$35,000 to \$49,999	190	12.1%	15,427	16.6%	15,981	15.3%	81,875	17.2%
\$50,000 to \$74,999	466	29.6%	22,642	24.3%	25,258	24.2%	109,447	23.1%
\$75,000 to \$99,999	347	22.1%	12,877	13.8%	16,408	15.7%	60,009	12.6%
\$100,000 to \$149,999	196	12.5%	8,649	9.3%	13,210	12.6%	43,093	9.1%
\$150,000 to \$199,999	78	5.0%	2,374	2.5%	3,707	3.5%	12,118	2.6%
\$200,000 or more	68	4.3%	1,937	2.1%	2,976	2.8%	10,238	2.2%
Median Household Income:	\$70,774		\$51,917		\$58,150		\$49,467	

Source: 2000 U.S. Census SF3-P52

Table 7 below shows the breakdown of occupations of employed persons in the Town of Auburn in 2000. The largest group within the working aged population was employed in management, professional, and related occupations with 997, or 37.3 percent, of employed persons. Sales and office occupations were the second largest group with 684, or 25.6 percent, of employed persons. The lowest number of persons worked in the farming, fishing and forestry occupations.

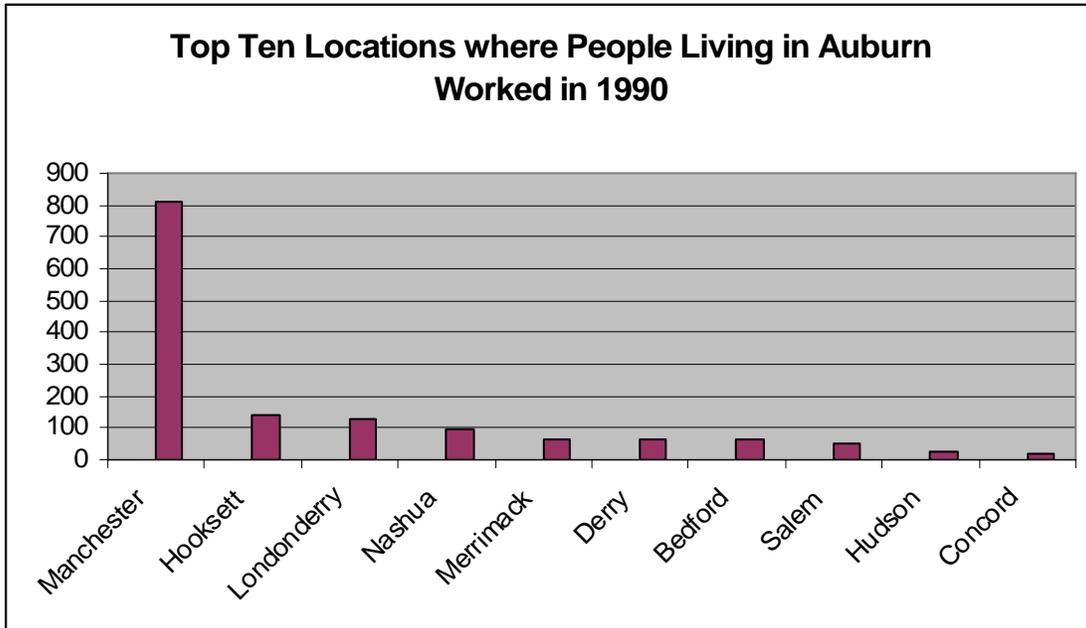
**Table 7
Occupation of Employed Person - 2000
(Workers 16 Years of age and over)**

Occupation	Number
Management, Professional, and Related Occupations	997
Service Occupations	302
Sales and Office Occupations	684
Farming, Fishing and Forestry Occupations	13
Construction, Extraction and Maintenance Occupations	270
Production, Transportation, and Material Moving Occupations	406
Total	2,672

Source: U.S. Census 2000, DP-3

The Town of Auburn is a “bedroom community,” which means it is a community that is primarily residential in character, with the majority of its residents commuting out of town to work. As seen in Figure 4 below, in 1990, the largest number of Auburn’s working population commuted to Manchester for work, which represents approximately 37 percent of Auburn’s working population (16 years of age and older). Out of the top ten locations represented, the smallest number of residents commuted to Concord for work at 1 percent. In 1990, 13.6 percent of the population was living and working in Auburn.

Figure 4



Source: U.S. Census 2000, New Hampshire Housing and Finance Authority

In 2000, the number of resident’s commuting to Manchester decreased slightly, but still remained at the top of the list with 29.3 percent. The number of residents commuting to Concord increased to 3.8 percent, with Portsmouth coming in with the least at 1 percent. The mean travel time to work increased from 25.6 minutes in 1990 to 26.7 minutes in 2000.

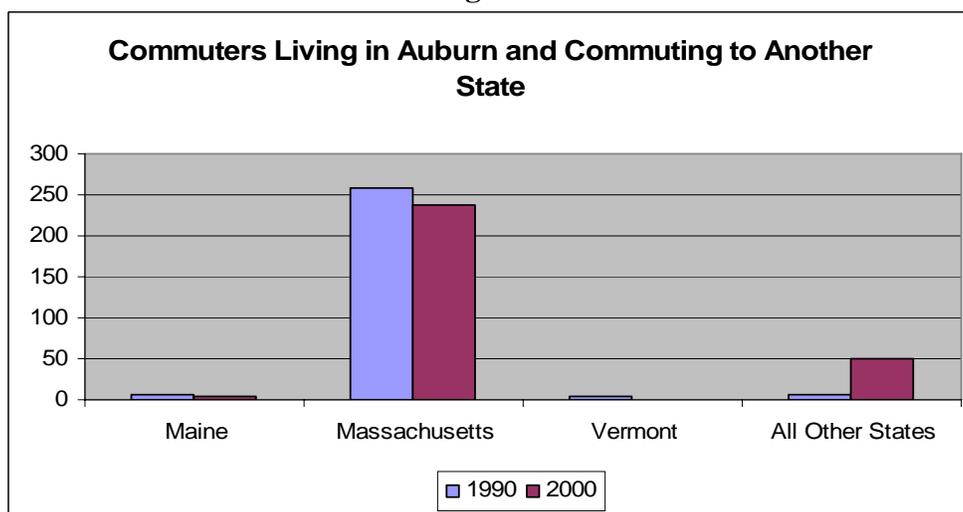
Figure 5



Source: U.S. Census 2000, New Hampshire Housing and Finance Authority

According to Census data from 1990 and 2000, the number of Auburn residents commuting out of state to work increased from 277 to 292, or 5.4 percent. During both 1990 and 2000, the largest number of Auburn residents were commuting to Massachusetts. However, in 2000 there were 238 residents commuting to Massachusetts compared to 258 in 1990, a decrease of 7.8 percent.

Figure 6



Source: U.S. Census 1990, 2000, New Hampshire Housing and Finance Authority

According to data collected from the U.S. Census and New Hampshire Finance Authority (see Table 8 below), 12.4 percent of the Town of Auburn's population commuted outside of New Hampshire to go to work in 1990 compared to 11 percent in 2000. Additionally,

the percent of the working population that lived and worked in Auburn decreased from 13.6 percent in 1990 to 12.6 percent in 2000.

Table 8

Commuting Patterns	1990	2000
Total Working Age Population 16 years and Older	2179	2644
Travel within NH for Work	1612	2020
Live and Work in Auburn	297	332
Travel Outside of NH for Work	270	292

Source: U.S. Census 1990, 2000 SF-3, New Hampshire Housing Finance Authority

Population Projections

The population of a community can fluctuate due to a variety of factors, including: changes in national and regional economic conditions; local and regional employment opportunities; cost and availability of land; quality of transportation networks; availability of public facilities and services; and state and local tax structures. Population projections are estimates of the population in future years that are used to help a community visualize the future and plan accordingly. A variety of assumptions are made in regards to the future trends within the community and its surroundings in the process of developing population projections. Population projections are a planning tool designed to aid in providing general direction as to what is likely to be expected in the future based on the stated assumptions and are not a guarantee of actual population.

There are a number of methods that can be used in the development of population projections. Both the Southern New Hampshire Planning Commission (SNHPC) and New Hampshire Office of Energy and Planning (OEP) have prepared population projections for the Town of Auburn. The SNHPC figures project an increase of 2,824 persons between the years 2000 and 2025 (an increase of approximately 60 percent), while OEP projects 2,056, which is approximately 27 percent lower than that of SNHPC.

Table 9
Comparative Projections

Year	SNHPC	NHOEP	% Difference
2000	4682	4154	12.7%
2005	5033	5070	-0.7%
2010	5450	5420	0.6%
2015	5943	5700	4.3%
2020	6590	5950	10.8%
2025	7506	6210	20.9%

Source: U.S. Census, SNHPC and NH Office of Energy and Planning

In addition to the population projections prepared by SNHPC and OEP, the New Hampshire Department of Transportation (DOT) completed population projections for the estimated growth due to the I-93 expansion as part of their Environmental Impact

Statement (EIS). The project consists of widening a 19.8 mile stretch of I-93, from the Massachusetts border to the I-293 split in Manchester, and is expected to have significant impacts on the region in terms of population, housing, and employment growth, and increased traffic. Table 10 below indicates that under the “No-Build” scenario, the Town of Auburn is projected to have 7,133 persons in 2020. Under the “Build” scenario, 8,865 person are projected, an increase of 1,732 persons or 24 percent. The “Build” scenario is also projected to create a 26.9 percent increase in employment compared to the “No-Build” scenario.

Table 10
DOT I-93 Expansion Population Projections, 2020

	Population	Employment
No-Build	7,133	825
Build	8,865	1,047

Source: Department of Transportation FEIS, April 2004

SNHPC uses the Cohort-Survival Method to calculate population projections for the towns within its region. This method is one of the most widely accepted methods of calculation due to the fact that it is very accurate for short-term projections and can handle multiple variables. The cohort-survival method utilizes birth, death and migration data to project population numbers in future years.

As the existing cohorts age (see Table 11 on the following page) they carry some of the current trends forward with them. The currently decreasing 0 to 4 year old cohort will age forward and be the smallest growing cohort in 2025 (25 to 29 year olds). This can be attributed to the post-baby boom populations producing far less off-spring than the generations before them. The large gains in the age groups between 65 and 84 can be attributed to the baby-boomers aging forward.

Table 11
Population Projections (2000-2025) Total

Age Cohort	2000	2005	2010	2015	2020	2025
0 to 4	327	322	341	352	374	390
5 to 9	390	477	532	573	682	773
10 to 14	413	351	421	470	487	587
15 to 19	355	386	313	379	411	469
20 to 24	158	206	176	131	141	155
25 to 29	175	88	106	74	19	33
30 to 34	324	297	260	298	336	240
35 to 39	513	584	663	667	872	931
40 to 44	533	492	556	632	625	843
45 to 49	468	476	415	472	514	553
50 to 54	357	491	512	456	530	625
55 to 59	253	361	496	519	473	583
60 to 64	130	193	275	399	389	408
65 to 69	93	96	145	217	316	261
70 to 74	70	81	84	127	190	269
75 to 79	68	87	107	114	168	292
80 to 84	27	29	35	46	37	67
85+	28	16	13	17	26	27
Total:	4,682	5,033	5,450	5,943	6,590	7,506
Males	2,382	2,552	2,741	2,929	3,150	3,345
Females	2,300	2,481	2,709	3,014	3,440	4,161

Source: U.S. Census Data 2000 and SNHPC

In December 2005, the Center of Disease Control's (CDC) National Center for Health Statistics reported that, in the United States, the birth rate for women aged 20 to 24 years old decreased 1 percent in 2004, which was a record low for the nation. Birth rates for women between the ages of 25 to 29 years old remained essentially unchanged from 2003. The birth rate for women thirty years of age and older increased, with a one percent increase in women 30 to 34 years old and a four percent increase in women 35 to 39 years old. In addition, first birth rates for women aged 35 to 39 and 40 to 44 years increased 3 and 5 percent, respectively, from 2003 to 2004. The national data supports the population projections for Auburn, which indicate that the population of the 0 to 9 year olds and 35 to 44 year olds will increase steadily over time, while the 20 to 29 year olds show a decrease. This can be attributed to couples in the 35 to 44 year range, who have reached their highest earning potential, moving to Auburn as they are starting to establish their families, while the 20 to 29 year olds are leaving because they are either being priced out of the housing market or are leaving to find entry level jobs in a more affordable area.

The SNHPC methodology includes more localized data and assumptions about the Town of Auburn and its surrounding area than does the OEP Procedure. The Commission makes its projections based on natural growth and net migration. OEP uses more of a "top-down" approach. That is, after projecting a total for the state, that figure is divided

among the individual counties, and then the respective county totals are further divided among the county's municipalities. The Commission feels that this procedure is not sensitive to the differences in local situations and, for this reason, the Commission believes that its figures should be considered to be a bit more accurate than the state's.

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COMMUNITY FACILITIES

Community Survey

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The following questions and responses are those on the survey that relate to the Community Facilities and Service in the Town of Auburn (see appendix for complete survey results):

Please rank the following town departments, facilities, and services as excellent, good, adequate, or poor by checking the appropriate box. Please indicate “Don’t know” if you are uncertain.

Community Facilities and Services	Excellent	Good	Adequate	Poor	Don't Know
Animal Control	12.6%	30.7%	19.5%	2.9%	34.4%
Auburn Development Authority	1.9%	18.1%	18.4%	6.9%	54.7%
Board of Selectmen	5.0%	32.9%	31.8%	14.9%	15.5%
Building Inspections/Code Enforcement	15.8%	39.1%	25.3%	3.8%	16.0%
Cemetery Maintenance	14.8%	35.1%	13.6%	0.8%	35.7%
Conservation Commission	17.8%	38.4%	18.9%	2.2%	22.7%
Fire Department	43.3%	41.6%	9.3%	0.7%	5.1%
Griffin Free Public Library	36.2%	39.9%	11.1%	1.0%	11.8%
Health and Welfare	3.0%	20.7%	13.8%	1.2%	61.3%
Local Emergency Planning	6.8%	22.7%	15.3%	2.7%	52.5%
Open Space Protection Committee	6.6%	35.5%	17.5%	6.3%	34.1%
Planning Board/Dept.	6.8%	29.8%	29.5%	11.9%	22.0%
Police Dept.	36.2%	49.9%	8.4%	2.0%	3.5%
Recreational Facilities/Programs/Commission	7.5%	35.7%	25.8%	7.8%	23.3%
Road Maintenance and Reconstruction	9.3%	42.0%	30.2%	14.7%	3.8%
School System	16.0%	46.5%	19.4%	5.9%	12.2%
Tax Assessing and Collection	11.4%	45.4%	30.3%	4.0%	8.9%
Town Administration	16.1%	46.8%	25.4%	1.3%	10.3%
Transfer Station & Recycling	36.8%	42.7%	12.7%	1.5%	6.3%
Town Clerk	41.4%	42.9%	11.3%	1.0%	3.5%
Web Site Development	3.9%	19.0%	20.3%	7.4%	49.5%
Zoning Board of Adjustment	5.1%	22.8%	21.5%	5.8%	44.9%

Do you think the Town Offices have sufficient operating hours?

Yes	No	Don't Know
239	81	6

Should we improve Town Hall Facilities?

Renovate	Build New	No Improvements	Don't Know
110	31	128	42

The Town of Auburn Community Facilities survey indicated that the residents had a higher level of satisfaction within some areas than in others. As shown in the table above, the departments that ranked highest in the “Excellent” category went to the Fire Department (43.3 percent), Town Clerk (41.4 percent), Transfer Station and Recycling (36.8 percent), Griffin Free Public Library (36.2 percent) and the Police Department (36.2 percent). Overall, the results of the survey indicated that the respondents generally rated the town services as “Good.”

Providing community facilities and services for the safety and benefit of the Town’s residents is one of the primary responsibilities of any town government. Community facilities must be updated and improved to meet the growing needs of the residents as the population and demographics change. The construction of the Safety Center in 2001 is the most recent public facilities improvement.

The tax base in the Town of Auburn is primarily residential, which means that the Town must balance its facility needs and services with its desire to maintain a reasonable tax rate. Most large-scale improvements require bonds approved by the Town for funding. Furthermore, the Town relies on many volunteers, which allows the Town to continue to offer a wide range of services while remaining fiscally responsible.

The information contained in this chapter was obtained through a Community Facility Survey Questionnaire, which was completed by municipal department heads, staff, and school officials in the summer and fall of 2006. A map showing the location of all the town’s community facilities and services can be found on the following page.

Fire Department

The Town of Auburn Fire Department was established by a group of residents in 1935. The original Fire Department operated out of Central Station in Auburn Village until 2002 when the Safety Complex was completed. Originally, Central Station was a barn and was equipped with one fire truck. The main floor of the station included a bay area and office, and the second floor included a public meeting room and kitchen.

Currently, there are two fire stations in Auburn which enable fire crews to provide a consistent response time to emergency calls. Station One is a single story building, constructed in 1986, located on the south end of town at 6 Pingree Hill Road. Station One has a bay area for six apparatus, a tool room, secondary dispatch, kitchen, meeting room and three offices.

The Safety Complex was completed in 2002 and serves as headquarters for the Fire and Police Department. The Safety Complex is located on the northerly end of town at 55 Eaton Hill Road. The first floor has a bay area for six apparatus, an SCBA room, tool room, radio dispatch, kitchen, meeting room and two offices. The second floor was built to accommodate future growth of the Fire Department and is currently being used as a classroom and exercise area. In addition, a bunkroom and bathroom are located on the second floor and are ready for use.



Town of Auburn Safety Complex

The Auburn Fire Department has two full-time employees and 48 volunteer or paid call employees. The Fire Stations are not manned 24-hours a day, therefore the Town contracts out dispatch services to the Town of Derry. Firefighters in Auburn are paged from Derry Fire Dispatch upon receipt of emergency calls. In addition to 911-dispatch, Derry also provides ambulance service to Auburn. Since the firefighters are on-call, the department has faced the issue of not having firefighters available to respond.

The Town of Auburn belongs to several mutual aid districts, including the Interstate Emergency Unit, the Border Area Mutual Aid District, and the Southern New Hampshire Hazardous Materials Mutual Aid District. In the event of an emergency, Auburn will

receive personnel, equipment and specialized resource assistance, as well as provide assistance to other members in the district.



Fire Station One

The Auburn Fire Department responds to approximately 398 calls per year. Table 12 on the following page shows the call history from 2000-2006.

Table 12
Call Activity by Type, 2000-2006

Year	2000	2001	2002	2003	2004	2005	2006
Structure	10	10	8	6	9	5	3
Chimney	4	7	6	4	unreported	2	3
Brush	7	12	7	10	11	4	8
MVA	11	32	47	55	50	45	37
Jaws	6	6	5	4	6	2	4
False calls	8	7	3	unreported	6	46	unreported
Mutual	24	25	37	20	22	36	37
Misc.	122	132	156	145	149	116	242
Medical	152	123	141	138	157	130	165
Total	344	354	410	382	410	386	499

Source: Auburn Town Reports, 2000-2005

Since the adoption of the last Master Plan in 2002, the Fire Department has replaced Engine One (E1), Rescue One (R1), Car One (C1), Marine One, and purchased a Gator. All of the new vehicles were funded by tax payers, with the exception of the Gator which was paid for by the Auburn Volunteer Firefighters Association. The following table lists the current equipment inventory:

**Table 13
Fire Department Equipment**

Vehicle/Year/Make	Type	Pump	Tank (gallons)	Replacement
55-E1 2002 American-LaFrance	75' Quint	1,500 gpm	475	2023
55-E2 1988 FMC	Pump	1,500 gpm	1,000	2008
55-T2 1997 Laverne	Tanker	1,500 gpm	2,500	2018
55-R1 2004 Ford F-550	Rescue	0	0	2024
55-C1 2003 Tahoe	Automobile	0	0	2013
55-F1 1984 Chevy	Forestry	300 gpm	200	2014
55-F2 1982	Forestry	200 gpm	1,000	2019
Marine 1 2004 Avon	14' Boat	0	0	2019
Gator GPX 4x4 John Deere 2004	ATV	0	0	2019

Source: Auburn Fire Department, 2006

It is expected that a substation near the Hooksett town line will be needed within the next ten years. The potential cost of facility has not yet been determined.

Police Department

The Auburn Police Department is located in the Auburn Safety Complex located at 55 Eaton Hill Road. The Safety Complex building was completed in 2002 and is shared with the Fire Department. The Police Department provides 24-hour coverage to Auburn's residents and has mutual aid agreements with the neighboring communities of Allentown, Hooksett, Manchester, Raymond and Candia.

The Police Department is located on the ground level of the Safety Complex and includes an office for the office manager and secretary dispatch; offices for the Police Chief, Lieutenant Detective, Sergeant and Patrol Sergeant; a kitchen area; two bathrooms with lockers for the officers; an officer area with one private interview room; a booking room with two holding cells; and a Sally Port capable of housing two police cruisers. In addition, the department has a file storage area in the main reception area.

Currently, the Police Department employs seven full-time officers and ten part-time officers, as follows:

- 1 Full Time Chief of Police
- 1 Full Time Lieutenant
- 1 Full Time Detective Sergeant
- 1 Full Time Patrol Sergeant
- 1 Part Time Master Patrolman
- 2 Full Time Patrolman
- 1 Part Time Sergeant
- 9 Part Time Patrolman
- 1 Full Time Office Manager
- 1 Full Time Secretary

The Auburn Police Department utilizes dispatch services from the Rockingham County dispatch facilities. The county provides this service to its towns with populations under 5,000 persons. In the future, if the town's population reaches 7,000, the town will be required to provide its own dispatching service.

**Table 14
Call Activity Summary, 2001-2006**

Activity	2001	2002	2003	2004	2005	2006
Crime Related Incident	221	280	351	407	418	387
Non-Crime Related Incidents	1007	931	1189	1423	876	815
Total Arrest	345	272	275	166	122	182
Juvenile Arrests	42	29	25	35	31	61
Accidents	98	102	103	96	101	77
Motor Vehicle Stops (summons/warnings)	4,811	4282	4437	3094	3544	3949
Animal Control Calls	170	113	115	476	530	474
Total	6,694	6,009	6,495	5,697	5,622	5,945

Source: Auburn Police Department, 2006 Town Report

As shown in Table 3 above, the Police Department responded to an average of 6,077 calls per year since 2001. The largest decrease was seen in the number of Motor Vehicle Stops, with a 17.9 percent reduction. The largest increase was seen in Animal Control Calls, which more than tripled from 2001 to 2005 and then decreased approximately 11 percent from 2005-2006. Overall, there was an 11.2 percent decrease in the total number of calls from 2001 to 2006.

The Department has five police cruisers, one unmarked vehicle, and one Harley Davidson Motor Cycle. The cruisers are purchased on a 2 year lease/purchase program which allows the Department to sell the two oldest vehicles each year and receive two new vehicles at a cost of approximately \$49,000 per year for four vehicles. Additionally, the Department leases a new Harley Davidson motorcycle every year for approximately \$2,200 per year. The lease program has proven to be very cost effective for the department, in that the dollar amount spent on maintenance has significantly decreased since the cruisers are under warranty and the maintenance required on the motorcycle is minimal.

**Table 15
Vehicle Inventory**

Vehicle	Make/Model	Year
K-9 Unit	Ford Crown Victoria	2005
Lieutenant	Ford Crown Victoria	2004
Patrol	Ford Crown Victoria	2005
Patrol	Ford Crown Victoria	2006
Detail	Ford Crown Victoria	2003
Unmarked	Ford Crown Victoria	2006
Harley Davidson	FLHTP1 Motorcycle	2006

In the future, the Department foresees the need to hire additional officers to effectively patrol the Town. Based on the current national standard, which requires that there are 2.5 officers per 1,000 in population, Auburn should currently have 12.5 officers. The Department has not added an additional full-time position in over five years. In addition, once the population of Auburn exceeds 7,000, the Department will need to create a full-time dispatch center within the Safety Center. This will entail hiring additional civilian employees to operate the center, as well as the purchase of necessary equipment.

Emergency Management and Hazard Mitigation Planning

In March of 2006, the Hazard Mitigation Plan for Auburn was completed by the SNHPC and adopted by the Board of Selectmen. The Plan received final approval from FEMA in July of 2006. Funding for this work came from the New Hampshire Bureau of Emergency Management. A committee was formed of representatives from various local agencies including the Planning Department, Building Department, Planning Board, Board of Selectmen, Police Department, Fire Department, School Board and private citizens.

The Hazard Mitigation Plan identifies natural hazards affecting the Town and the risks they present to property in terms of potential losses. The plan also identifies measures currently in place and those that could be implemented to mitigate such natural disasters. The following categories of natural hazards were addressed in the plan: flooding, wind, fire, ice and snow events, and, earthquake.

On an annual basis, the Selectmen's Office will have the responsibility of monitoring and reviewing the document to track progress in implementing the mitigation strategies, as well as make any updates as necessary. Continued public involvement will be encouraged throughout the monitoring, evaluating and updating process.

Highway Department

The Town of Auburn has an elected Road Agent official who is responsible for all road work. The position of Road Agent is part-time, with the number of work hours fluctuating depending on the weather events and time of the year. The Town hires sub-contractors for snow removal, road maintenance and rebuilding. At this time, the structure of having a road agent and hiring subcontractors is more cost efficient for the Town than it would be to create a Public Works Department. In 2007, the Highway and Roads Budget for road reconstruction was \$600,000.

Until recently, the Highway Department did not have any facilities and it does not presently own any equipment. The Road Agent does not have an official office, but can be contacted through Town Hall. The Road Agent works much like an independent contractor, in that all hours spent on Town business are billed to the Town, as opposed to receiving a salary or hourly wage. In the Spring of 2007, the Town completed refurbishing the incinerator building at the old landfill off Chester Road which is now used by the Highway Department as the Town Garage.

Over the duration of the next 5-10 years, the Highway Department anticipates the need to purchase of the following equipment: a wheel loader; a backhoe; an excavator; and a fully loaded, six-wheeled dump truck. The estimated cost for all of the equipment, not including the excavator, is approximately \$335,000. The funds for these purchases will need to be included in the Capital Improvement Program (CIP) in future years.

Town Hall

Town Hall is located at 47 Chester Road. The building was originally constructed in 1836 as a Methodist Church and was converted to Town Offices in 1968. Prior to 1968, the Town Officials worked out of their homes. The offices located in Town Hall are those of the Selectmen, Town Clerk, Tax Collector, Planning and Zoning, and the Building Inspector. There are currently six full-time employees and five part-time employees working in the building.



Auburn Town Hall

The building hours vary depending on the department. The Selectmen's Office is open from 8 a.m. to 4:30 p.m. Monday and Thursday, 8 a.m. to 12 p.m. on Tuesday and Friday, and from 8 a.m. to 2 p.m. on Wednesday. The Town Clerk office is open from 8 a.m. to 2 p.m. and 6 p.m. to 8 p.m. on Monday, from 8 a.m. to 2 p.m. on Wednesday and Thursday, and from 8 a.m. to 12 p.m. on Friday. The Tax Collectors Office is open from 8 a.m. to 2 p.m. and 6 p.m. to 8 p.m. on Monday, from 8 a.m. to 2 p.m. on Wednesday and Thursday, and from 8 a.m. to 12 p.m. on Friday. The Planning and Zoning Office is open from 8:30 a.m. to 12 p.m. on Tuesday, 8:30 a.m. to 2 p.m. on Wednesday, and 8:30 a.m. to 3 p.m. on Thursday. The Building Inspectors Office is open from 8:30 a.m. to 12 p.m. Monday through Thursday.

The building is adequately constructed, insulated, and outfitted with an appropriate smoke/heat detection system, but is not equipped with a sprinkler system. The building has an enclosed lift at the rear of the building, which provides handicapped access to both floors in the building. A handicapped accessible restroom is located on the first floor, but not on the basement level. The well at Town Hall was replaced in 2005, but the water is not potable due to high levels of bacteria; therefore a bottled water system is utilized for potable water. A network server is connected to nine work stations in the Town Offices.

Improvements to the building over the last ten years include replacing and upgrading electric light units; re-finishing the floors and walls on the first floor; and creating office space for the Building Inspector and Planning and Zoning Office on the basement level. In addition, improvements to the parking lot were made in 2005, which included the installation of adequate lighting and the expansion of the parking area to accommodate forty vehicles. Certain Departments located within Town Hall are currently crowded and the building does not have the capacity to accommodate future growth or multiple Town Board and Committee meetings on the same night. Due to site constraints and the historic nature of the building, there are limitations to expansion of the existing facility.

The Town is currently looking to replace the heating system with a more energy efficient and quieter system. It is anticipated that this will be completed by the end of 2007. Other future improvements under consideration are to relocate the Building and Planning Offices up to the main level of the building. The lower level would be mainly a large meeting room that could potentially be able to be divided by a collapsible wall for those occasions when two meetings need to occur at one time. The remainder of the lower level will house the mechanical room; a bathroom; a small kitchen area; records storage and general storage. A specific time frame for these improvements has not yet been determined as it will be largely dictated by cost, which is still being examined.

Both floors of the Town Hall are currently serviced by a handicap lift, which will remain unchanged. However a second means of egress at the rear of the building will be formally established for both the lower level and the main level through these plans. In the future, additional improvements will need to be made to bring the building up to current Americans with Disabilities Act (ADA) requirements, along with making necessary upgrades to meet current building and electrical code standards. The Town should explore the feasibility of constructing a new Town Office Building to accommodate future growth.

Town Clerk

The Town Clerk currently has one full-time and one part-time employee. Departmental duties include accepting voter registrations and vehicle registrations for the Town, as well as issuance of dog licenses, fill and dredge permits, pole licenses, waste management stickers, etc. The department also fulfills all the Vital Records requirements for the State of New Hampshire, including marriage licenses and adoption records. The department is currently on-line with the State Bureau of Vital Records and State Department of Motor Vehicles. The department also keeps all the minutes for all the board and committee meetings of the Town of Auburn.

In 2005, the Town Clerk collected \$1,173,839 in vehicle registration fees, compared to \$791,445 in 2000. On average, 8,000 vehicle registrations are processed each year. The average number of dog licenses issued per year is 1,000, and the average vital records processed are 30. All transactions conducted by the Town Clerk are either done in person or by mail.

In 2007, the Town went on-line with the State for vehicle registrations, which required new equipment to be purchased to support the system. In addition, since this new equipment occupies valuable space in the office, there will be a need to create an additional work station in the future.

Tax Collector

The Tax Collector's office currently has two part-time employees. The primary duties of the Tax Collector's Office include the collection of property taxes and maintaining detailed accounts of all tax records, i.e., taxes due, collected, and abated, etc. The Tax Collector's Office presently shares office space with the Town Clerk; therefore, additional space is needed.

Since 2000, the Tax Collector's Office has conducted approximately 66,000 transactions, which included approximately 44,000 transactions by mail and 22,000 transactions received in person.

Building Department

The Building Department currently employs one full-time Building Inspector/Code Enforcement Officer. The Building Department is responsible for the issuance of all building permits related to home construction and remodeling, performing all inspections, making code enforcement and zoning code interpretations, etc. Office hours are held from 8 a.m. to noon, Monday thru Thursday, and inspections are conducted in the afternoon.

Since the 2002 Master Plan, the Building Inspector/Code Enforcement officer position has increased from a part-time position to a full-time position. The Building Department presently shares office space on the lower floor of Town Hall with the Planning Department. In the future, additional space will be needed to accommodate the growing needs of the department.

Zoning Board

The Auburn Zoning Board is made up of 5 full members, 3 alternate members, and 1 part-time secretary who also acts as the Planning Board secretary. The Zoning Board maintains office space and regular office hours at Town Hall. Office space is shared with the Planning and Building Departments.

Since 2000, the Zoning Board has granted 216 variances; 66 Special Exceptions; 10 Equitable Waivers; and 15 Administrative Appeals. In the future, as the Town grows, the Zoning Board may need its own secretary to handle an increased number of phone calls, inquiries and office visits from residents.

Planning Board

The Planning Board consists of 6 full members, 2 alternates, 1 Board of Selectmen Liaison and 1 part-time secretary, who also functions as the Zoning Board secretary. The Planning Board shares office space with the Zoning Board and Building Department at Town Hall and maintains regular office hours.

From 2001 to August 2006, the Planning Board has approved 32 site plans; 33 subdivisions; 28 lot line adjustments; 33 septic waivers; 8 forestry management plans; 10 excavations, as well as reduced/released 32 bonds and held 71 informal discussions.

Office space is limited and the Planning Board may need additional space in the future to accommodate storage needs and space for plan review. Additionally, the department may need to expand office hours in order to meet the growing needs of the applicants and general public.

Conservation Commission

The Conservation Commission currently consists of 5 full members, 3 alternate members, 1 Board of Selectmen Representative and 1 part-time secretary. The primary role of the Conservation Commission is to advise the Planning Board in regards to conservation efforts. The Conservation Commission conducts meetings at Town Hall on the second Tuesday of every month.

Griffin Free Public Library

The Griffin Free Public Library was established in its present location at 22 Hooksett Road in 1983. The building was originally constructed in approximately 1893 and, until recently, lacked indoor plumbing. The library has one full-time director, three part-time assistants, and one part-time volunteer. The library is administered by an elected three-member Board of Trustees. The hours of operation are 10 a.m. to 5 p.m. on Tuesday, 12:30 p.m. to 8 p.m. on Wednesday and Thursday, 10 a.m. to 5 p.m. on Friday, and 10 a.m. to 1 p.m. on Saturday (except during July and August).

At the time the previous Master Plan was completed in 2002, the library had 1,218 family memberships and approximately 17,000 volumes. Today there are approximately 2,400 patrons and approximately 25,000 volumes in stock. The library is currently in the process of upgrading their automation system, which includes going from family memberships to individual memberships, so the actual number of patrons may differ. In 2000, the circulation was at 13,433. From 2000 to 2004, circulation grew steadily each year, but experienced a decline in 2005, ending the year with a circulation level of 16,300. The decline can be attributed to the increased availability and use of the internet.



Griffin Free Public Library

Despite the decline in circulation, the library has experienced a steady increase in the number of visitors coming to the library to utilize its services.

In 2001, the construction of a 720 square foot expansion was completed, which brought the site to its maximum building capacity. The expansion included the addition of a heating system, toilet facilities, and additional shelving for books. Even with the completion of the addition, the library is still in need of additional space to accommodate the growing needs of the community. Since the current property is fully developed, any future expansion may require that the library relocate to a larger site. Due to the constraints for further expansion at the existing site, the Town should explore the possibility of constructing a new library as the need arises.

Educational Facilities

Auburn Village School provides public education for school-aged children in grades 1 - 8. Previously, readiness was offered at Auburn Village School, but has not been offered since the 2005-2006 school year. High school students in Auburn have the option to attend Memorial High School in Manchester or Pinkerton Academy in Derry through a paid tuition. The school district started phasing out sending its students to Pinkerton Academy after 2003, which is reflected in Table 6 on the following page. Pinkerton Academy will still accept students from Auburn depending on the availability of space. Auburn Village School is located off Route 121 at 11 Eaton Hill Road. The building was constructed in the 1940's with additions constructed in 1966, 1987 and 1995. The school has 30 classrooms, 6 of which are located in portable units. Enrollment for the 2005-2006 school year was 609 students compared to 599 students in 2004-2005. Table 5 below, shows the enrollment history from 2002-2006.

Table 16
Actual School Enrollment for Auburn Village School, 2002-2006

Academic Year	Grades R-8
2002-2003	627
2003-2004	621
2004-2005	599
2005-2006	609

Source: SAU #15

From the fall of 2002 to the fall of 2006, Auburn Village School’s student population experienced a slight decrease, from 627 to 609 students, approximately 2.9 percent.

In November 2002, Dr. Mark Joyce and Dr. Bernard Masse from the New Hampshire School Administrators Association conducted a study and prepared a report for the Auburn School District on the Assessment of Educational Facility Needs Pre-K-8. Additionally, in December 2003, an extensive Facility Analysis was completed by Team Design Inc. According to the Program Analysis Report prepared by Team Design, the net capacity of the school is 543. Net capacity was calculated by taking 90 percent of gross capacity based on the assumption that it is unrealistic to expect that all classrooms can be utilized to their full capacity at all times. Neither study included the four portable classrooms in their assessment. In conclusion, both studies surmised that Auburn Village School was exceeding its maximum capacity.

Auburn students in grades 9 through 12 are accommodated by Memorial High School in Manchester and Pinkerton Academy in Derry. The number of students from Auburn enrolled at Pinkerton Academy decreased by 56 percent from the 2002-2003 school year to 2005-2006, while the number of students at Memorial High School increased by 18.3 percent over the same period. Overall, there was an increase of 4.6 percent in the number of high school students from the 2002-2003 school year to 2005-2006. The tuition cost per student for 2004-2005 school year was \$8,260 for Memorial High School and \$7,415 for Pinkerton Academy. For 2005-2006, the cost per student for both high schools increased to \$8,460.

Table 17
Auburn High School Students Actual Enrollments, 2002-2006

Academic Year	Memorial High School	Pinkerton Academy	Total	Other Private High Schools
2002-2003	229	52	281	12
2003-2004	242	37	279	12
2004-2005	279	26	305	12
2005-2006	271	23	294	13

Source: SAU #15

Enrollment projections were completed in 2006 by the Auburn Village School. The projections were completed using the actual enrollments for 2006-2007 and then using recent trends to project into future years. The table below includes projections for grades R-8 using three different methods.

Table 18
School Enrollment Projections, R-8

Year	Simple**	5 Year Average^	3 Year Weighted Average#
2006-2007*	600	600	600
2007-2008	577	587	576
2008-2009	585	609	584
2009-2010	546	575	543
2010-2010	537	576	533
2011-2012	526	573	521
2012-2013	516	565	508
2013-2014	511	566	502
2014-2015	507	574	500
2015-2016	518	584	509
2016-2017	511	577	503

Source: Auburn Village School District

*Actual Enrollment

**Simple: Most recent trend

^ Five year average: Average of 5 year trend

#Three year weighted average: Most recent trend by three, the next most recent trend by two and the last trend by one.

Note: Projections are based on Birth Rates and do not include the impact of I-93 expansion, Building Permits or Potential Kindergarten Population.

NHBSA 3/14/07

As seen in Table 18 above, during the 2006-2007 school year, there were 600 students enrolled in grades R-8, which is 1.5 percent decrease from 2005-2006 (Table 17). Based on the projections, the number of student is expected to decrease by 3.8 percent in the 2007-2008 school year based on the most recent trend; 2.2 percent based on the 5 year average; and 4 percent based on the 3 year weighted average.



Auburn Village School

In addition, enrollment projections were completed in 2002 as part of the Assessment of Educational Facility Needs. The cohort survival method, which relies on historical birth and enrollment data, was used to calculate the various grade progression ratios. The School Board has been discussing the need for kindergarten, but decided that it is not feasible at this time but will continue to be studied as a possibility in the future. While

the 2002 projections are not the most recently completed projections, they do include projections for Kindergarten which may be useful for evaluation purposes.

Table 19
Assessment of Educational Facility Needs School Enrollment Projections

School Year	Grades 1-8	*Grade K Projection	Total K-8
2003-2004	628	71	699
2004-2005	624	73	697
2005-2006	638	74	712
2006-2007	642	62	704
2007-2008	633	66	699
2008-2009	624	70	694
2009-2010	606	73	679
2010-2011	603	74	677
2011-2012	611	75	686
2012-2013	615	75	690

Source: SAU#15, Assessment of Educational Facility Needs, November 2002

*Projection based on .80% of subsequent grade one enrollment

Based on Team Designs' analysis, there is a need for additional space in the future, not only for the increased population of grades 1-8, but to also accommodate the needs for Pre-K and Kindergarten.

The State of New Hampshire Standards for Education Space requires a minimum of 900 square feet, or 36 square feet per child, whichever is greater, for elementary, middle and junior high schools. In 2003, Team Design reported that 17 out of 22 classrooms at Auburn Village School were less than 900 square feet and were, therefore, not in compliance with the current standards.

Table 20
Projected High School Enrollment, 2006-2010

School Year	Grade 9	Grade 10	Grade 11	Grade 12	Total
2005-2006*	72	87	81	67	307
2006-2007	72	73	89	78	312
2007-2008	86	73	75	85	319
2008-2009	75	87	74	70	306
2009-2010	96	76	89	71	332

Source: Auburn School District

*Actual enrollment

The projected number of High School students for the 2006-2007 school year estimates 312 students. This is an 11.8 percent increase over the actual enrollments for the 2004-2005 school year. From the 2007-2008 to the 2008-2009 school years, it is projected that the enrollment will decline by 4.1 percent but will rebound in 2009-2010 with an 8.5 percent increase.

The Auburn School Board recently purchased a 58 acre parcel of land on the corner of Dollard and Hooksett Roads and is currently exploring the feasibility of creating a joint

middle school (grades 6-8) with the Town of Candia. The school would be located on the 58 acre site, which is located near exit 2 on Route 101. The community held its first input session on April 19, 2007 and additional sessions are planned in the following months. The Auburn and Candia School Boards are currently working on engineering and architectural plans with the firm Team Design. They will also be working on developing a long-term tuition agreement.

The Auburn Village School serves as an invaluable community resource. The school is utilized most evenings and weekends during the school year as a meeting place for various educational and recreational organizations serving Auburn residents.

It is recommended that the Town provide adequate educational facilities to support the existing and future population, to include examining the feasibility of constructing a new middle school and improving the existing school to include kindergarten.

Transfer Station

The Town of Auburn has a Host Community Agreement with Waste Management of New Hampshire which allows residents to drop-off solid waste and recycling at the transfer station. Waste Management owns and operates the Transfer Station, located at 24 Gray Point Avenue, directly off the Route 28 By-Pass. The facility accepts the following items from Auburn residents:

- Municipal and residential solid waste
- Light residential demolition and construction debris
- Leaves, brush, yard waste, etc.
- Appliances
- Tires
- Recyclable, including scrap metal, commingled containers, mixed paper and cardboard.

The Transfer Station is open from 7 a.m. to 5 p.m. Monday through Friday and 7 a.m. to 3 p.m. on Saturday. Residents are required to bring their own waste to the facility. A valid sticker must be obtained to drop-off at the facility. Many residents obtain service from private haulers to pick-up solid waste and recycling from their residences and drop it off at the facility.

Recreation

The Town of Auburn Recreation Commission runs a number of recreational facilities and programs for its residents. The recreational facilities include the Wayne R. Eddows Memorial Fields which has six ball fields, one soccer field, a playground and an on-site building used as a concession stand during games; the Circle of Friends Playground at Bunker Hill, which has a large playground, including a grassy area and a variety of play structures; Appletree Park, which has a small playground, a basketball court, swings and a see-saw; Bicentennial Park, which is located on the Lake across from Town Hall and has a

Veterans Memorial and some benches; and the outdoor ice rink, which provides a place for leisurely skating, as well as hockey.



Wayne R. Eddows Memorial Fields

The Recreation Commission sponsors a variety of programs that are offered throughout the year, such as trips for seniors, an annual senior citizens dinner, the school ski program and the annual duck race, parade and town fair. Additionally, a number of organizations utilize Wayne R. Eddows Memorial Fields, such as the YMCA and Little League.

The Town of Auburn Parks and Recreation Commission consists of one part-time employee who serves as the secretary/treasurer. This position is budgeted for 5-10 hours per month and responsibilities include taking and preparing the minutes for the monthly meetings; scheduling the ball fields; scheduling State inspections; tracking and reporting finances; preparing budget information; receiving public and maintenance requests; and acting as the liaison between the parks and recreation commission volunteers and Town Hall.

The Parks and Recreation Commission does not presently have an office at Town Hall, but they do store their departmental files there. The commission secretary and volunteers conduct their work from their homes and in various locations throughout town, however, the monthly Recreation Commission Meetings are held at Town Hall.

Many improvements had been made in recent years to the facilities at Wayne R. Eddows Memorial Fields. These improvements were partially funded by the Town, in addition to the use of Recreation Commission funds. With additional assistance through the use of donated materials and volunteer labor from the Little League, the commission was able to complete a number of improvements over the last five years. Some of the improvements included an expansion of the parking lot; the construction of an addition on the clubhouse and bathrooms; the construction of a new ball field; the installation of water lines and electrical lines to all of the fields; and pouring concrete in all but one of the dug-outs, to name a few.

The Town has experienced some maintenance issues at the facilities that are used most frequently by the public. In early 2006, much of this was attributed to the fact that the Parks and Recreation Commission had lost several of its volunteers, which made the monitoring of facilities increasingly more difficult.

Future needs of the department include general maintenance and repairs of the facilities, as well as upgrading equipment and expanding recreational programs and opportunities for the

community. A Community Center is another future need that has been identified by the community members. The Parks and Recreation Commission has begun to look into the costs that would be associated with renovating an existing building in Town for use as a Community Center, as well as the cost for new construction. The Community Center would be a facility used for many functions, including meetings, children's programs, teen dances and senior programs.

Town Cemeteries

In accordance with RSA 289:6, every municipality must elect a 3 member board of cemetery trustees. The cemetery trustees are responsible for the budget, management and operations of each facility.

There are two cemeteries in the Town of Auburn; Longmeadow Cemetery and Auburn Village Cemetery. At present, both cemeteries have adequate burial spaces available and foresee a long-term capacity of 20 years.

Longmeadow Cemetery

The Longmeadow Cemetery is located on Chester Road. The cemetery was established on July 14, 1793 when the Longmeadow Meeting House was relocated to its present location. The meeting house was placed in the center of the grounds, with a burial site to the rear and a wide lawn in front. In 1847, a new meeting house was erected and a fence was constructed around the premises. Burial plots were created where the front lawn and old meeting house were once located. The earliest recorded burial at Longmeadow Cemetery is that of Mrs. David Carr who was laid to rest in 1796. There is also a stone marking serving as a testimonial to the interment of Bernard Merrill on March 7, 1797 that still remains today.

On May 1, 1908, the Longmeadow Cemetery Association was established. Later that same month, The Association purchased the property for the sum of \$1.00 from the Congregational Society of Auburn. The cemetery was maintained by the Association until October 1979 when it was turned over to the Town of Auburn.

Auburn Village Cemetery

The Auburn Village Cemetery is located on Eaton Hill Road, behind the Auburn Village School. The earliest recorded burial at the Cemetery is that of Mary Hook, daughter of Samuel and Judith Hook in 1822.

The Auburn Village Cemetery began as a public cemetery, but there are no records of the origin or of whose land the original burying grounds were located. The cemetery was extended in 1910 when John P. Griffin deeded the Town a portion of his property. Partial payment of the land was in the form of six plots for Griffin's family. The grounds were extended even further in the 1950's when the Trustees and Town Officials negotiated another piece of land, formerly owned by Mr. Griffin, from Manchester Water Works.

PUBLIC UTILITIES

Community Survey

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The following questions and responses are those on the survey that relate to Public Utilities in the Town of Auburn (see appendix for complete survey results):

Should the Town seek to increase the supply of water service?

Yes	No	Don't Know
69	204	46

Should the Town develop a municipal sewer system?

Yes	No	Don't Know
65	224	47

In order to improve or develop services above, would you support annual tax increases of:

Less 1%	1-3%	4-6%	7%>	No Increase
26	36	21	8	206

The Community Survey results indicate that the 63.9 percent of those who responded do not feel that the Town should seek to increase the supply of water service. 66.7 percent felt that the Town should develop its own municipal water service and 69.4 percent said that they would not support annual tax increases to pay for any of the aforementioned improvements.

The purpose of this section is to document existing service conditions in Auburn in order to determine where the need for expansion or improvement may be required to accommodate future growth and development. In this section, each of the public utility services in Auburn will be identified, along with a brief description.

Domestic and Municipal Water Supply

The greater part of Auburn's population is serviced by private, individually owned wells. There is one section in the northwestern part of town that is connected to Manchester Water Works municipal water (see Map #3). The area includes Manchester Road, Orchard Street, Neal Avenue, and Allen Avenue. As of July 2001, the area had approximately 90 service connections. Water lines have also been installed on Rockingham Road and Dartmouth Drive. In the future, a booster pump station may be installed on Dartmouth Drive, but is currently not needed with the present level of development. The pump station will boost water pressures to service properties located at higher elevations which will allow for the future expansion of water mains north of Wellington Business Park.

In addition to Dartmouth Drive, industrial water supply is also available in the southwest part of Town, at the Town of Derry town line, along the Londonderry Turnpike/Route 28. Future expansion of the water line is also possible at this location upon a petition request.

Based on the Community Survey results, it does not appear that there is a great deal of interest in the community to increase the supply of water service in Town. There are currently no plans to bring municipal water to Auburn, but it is available as part of franchise expansion plans into Town. At present, all new expansions are dependant upon private development. The developer must petition Manchester Water Works on behalf of the Town in order to extend water service to the project site. As part of the petition, the developer is responsible for all costs incurred for the water main extension, which must be constructed in accordance with Manchester Water Works' construction specifications.

Wastewater Collection Systems

The Town does not presently have a wastewater collection system. All properties are serviced by subsurface septic systems. There are no plans in the immediate future to construct a wastewater collection or treatment facility.

Since the completion of the 2002 Master Plan, the extension of sewer lines has been completed up to the Massabesic Circle and has been approved to connect up to the Wellington Road intersection/Route 28 Bypass. The City of Manchester has made provisions to allow for future expansion opportunities to the east and west, which would include Auburn. Presently, the Wellington Business Park is plumbed for sewer and service will be available once the extension of the sewer line has been completed.

The operating costs of the sewage treatment plant are covered by billing the participant users a percentage of the cost based on their use of service. If Auburn were to become a participating member, it is anticipated that a number of complaints would be generated from the other users because they shared the original cost burden. In the event that Auburn decided to join, it may be necessary for the Town to pay an initial "buy-in" fee or pay an adjusted rate to cover any "buy-in" costs.

Natural Gas

Natural gas is currently not available in Auburn except in the Wellington Business Park. As part of the construction of the Wellington Business Park, a natural gas main was installed from the Manchester city limit on Wellington Road to Dartmouth Drive. The line is being extended along Dartmouth Drive as the road is being constructed. Key Span Energy Delivery, which is currently proposed to merge with National Grid, is the natural gas service provider.

In the future, the Town would like to explore the option of extending natural gas service from Rockingham Road to Exit 2 (future school site). The cost for new service is calculated on a per project basis. Key Span will quote a price based on projected revenues for the first four years following installation. The price will then be adjusted based on revenues, meaning that if Key Span expects to receive high revenues, it could potentially cost the user nothing. Since the price is based on projected revenues, it would be most cost effective for a number of businesses to band together and have the gas line installation completed at one time.

Electric Power

Electric service is provided to the majority of the Town by Public Service New Hampshire (PSNH). PSNH serves 211 communities in New Hampshire and has over 475,000 customers. PSNH headquarters is located in Manchester. A small area at the southern part of Town has service through New Hampshire Electric Cooperative, Inc. (NHEC). NHEC, which is headquartered in Plymouth, serves 116 town and cities and has approximately 77,000 customers.

In Auburn, it is required that the developer contact the utility companies to coordinate development design. The Town has an ordinance that requires all new developments to install utilities underground.

Telephone/Cable Television

Telephone service in Auburn is provided by Verizon and Granite State and cable service is provided by Comcast. Comcast offers digital and analog cable service, high-speed internet and digital phone service.

Internet Service

High speed internet service is available through Comcast by means of a cable modem. Dial-up internet service is offered from a number of different Internet Service Providers (ISPs) and is available to anyone who has a telephone line. DSL internet service, which is faster than dial-up but slower than a cable modem, also uses phone lines but in order to obtain service, the user must be located within 18,000 feet of a “booster station.” The only way to check the availability of DSL service to a location is to contact a provider and have them send out a test signal to determine if it can accept DSL. Like dial-up, DSL is available from a number of service providers.

Cell Phone Service

Cellular phone service through all major providers is available in Auburn, although reception is weak in some areas of Town. According to the Federal Communications Commission (FCC), there are currently no operating cellular towers located in Auburn, which may explain why service is poor or unavailable in areas. The Town has approved two cellular antennas at the Wellington Business Park, but they have not been constructed. Another cellular site, located off the By Pass on Leppert Way, is currently under construction. There are a number of cell towers located in the surrounding communities, including the City of Manchester and Towns of Chester, Derry, Londonderry, Hooksett and Candia.

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HISTORICAL AND CULTURAL RESOURCES

Community Survey

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The following questions and responses are those on the survey that relate to the Historical and Cultural Resources in the Town of Auburn (see appendix for complete survey results):

Should the Town promote the protection of its historic and cultural sites?

	Number of Responses	Percent of Responses
Yes	273	89.5%
No	14	4.6%
Don't Know	18	5.9%
Total	305	100.0%

Please indicate the level of importance you feel the Town should give to the following historic and cultural preservation methods:

Preservation Methods	Number/Percent of Responses										Total Number of Responses
	Very Important		Important		Somewhat Important		Not Important		Don't Know		
Recognize Historic Structures	115	36.5%	124	39.4%	62	19.7%	8	2.5%	6	1.9%	315
Create a Historic District	35	11.3%	47	15.2%	105	34.0%	106	34.3%	16	5.2%	309
Create Arch. Design Guidelines	51	16.5%	60	19.4%	86	27.7%	103	33.2%	10	3.2%	310
Purchase Historic Buildings	31	10.3%	55	18.3%	85	28.2%	115	38.2%	15	5.0%	301
Demolition Review Ordinances	30	10.0%	54	17.9%	99	32.9%	54	17.9%	64	21.3%	301
Preservation or Barn Easements	45	14.7%	82	26.8%	96	31.4%	45	14.7%	38	12.4%	306
Establish Heritage Commission	28	9.0%	48	15.5%	94	30.3%	108	34.8%	32	10.3%	310
Conduct Historical Res. Survey	39	12.7%	47	15.3%	105	34.1%	91	29.5%	26	8.4%	308

The Community Survey results clearly indicate the level of importance that Auburn residents place on historic preservation. Of those surveyed, 89.5 percent felt that the Town should promote the protection of its historical and cultural sites. When asked if the Town should recognize historic structures as a preservation method, 36.5 percent felt it was *very important*, 39.4 percent felt it was *important*, and 19.7 percent felt it was *somewhat important*. However, when asked whether or not a historic district should be created, most residents felt that it was *somewhat important* (34 percent) or *not important* at all (34.3 percent).

Historical Setting

The early settlers came to West Chester from England and North of Ireland. The settlers are recorded as settling in what would later become Auburn in the 1700's. Prior to its incorporation in 1845, the Town of Auburn was known as West Chester. Like the towns of Candia and Raymond, Auburn separated from the Town of Chester. In the early days, Auburn was a rural farming town, comprised of small family farms, wooded hillsides, green pastures and brilliant lakes, brooks and ponds. The settlers led simple lives and, by all means, lived in moderation.

Population growth in Auburn during the early years was slow due to the lack of roads and transportation. Additionally, the early settlers' fear of encountering Indians also impacted population growth. As improvements in road systems and transportation methods emerged, population experienced both increases and decreases. In 1860, Auburn had a population of 886 with 31 persons per square mile. By 1900, the population had decreased 23 percent to 652 and 24 persons per square mile. The population did not start to climb until after 1920 when the population reached 807 persons in 1940. In 2000, the U.S. Census reported that the population in Auburn was 4,682. The most recent population estimates completed by the Office of Energy and Planning (OEP) in 2005 puts Auburn's population at 5,070.



Auburn Depot, 1933

The railroad came to Auburn in the 1860's, making the Town easily accessible for City-folk to visit in the summer. The fare from Boston to Auburn was only one dollar which, in combination with its beautiful natural setting, made it a very popular destination for

summer boarders. When the summer resort activities began to decline, the inns and hotels that once housed the summer residents were converted to private homes. Many of these homes can still be seen in Auburn today.

In 1890, Auburn had its first telegraph equipment installed, with rural phones to follow in 1909. The introduction of telecommunications allowed the residents of Auburn to communicate with others in far away locations at any given time.

Automobiles are recorded as being in Auburn as early as 1918. By 1924, there were 164 vehicles registered in Town. This number quickly increased to 236 automobiles in 1926 and surpassing 300 in 1940. In the late 1940's and early 1950's, Auburn improved many roads by installing a hard surface to better accommodate the automobile.

In an effort to protect persons and properties, Auburn elected its first Zoning Board of Adjustment in the 1950's. The role of the Zoning Board was to create and enact ordinances to protect the protection and health of the community. The formation of the Planning Board followed in 1963 in order to address the urbanization that was occurring in Auburn. In 1967, the Town adopted its first Zoning Ordinance.



Battery Point

Today, Auburn encompasses 25.5 square miles of land and is still a small, rural bedroom community with very little commercial or industrial uses. The majority of Auburn's residents work out of town. The 2000 Census reported that of the working population in Auburn, 87.4 percent commute out of town to go to work; 11 percent of which travel out of state to work, with 9 percent of those traveling to Massachusetts.

Table 21

Sites of Cultural and Historical Significance	Date	Location	Comments
Auburn Historical Association		102 Hooksett Road	Used as Auburn Historical Association
Auburn Village Cemetery	1843	Eaton Hill Road	
Bay View Inn		33 Bunker Hill Road	Originally a boarding house, currently used as a private residence
Calef/Blanchard Mill/Underhill/Griffin	1771	Hooksett Road	Site of a former structure of historical significance
Clark Mill/Griffin	1796	Depot Road	Site of a former structure of historical significance
Davis House	1730	46 Pingree Hill Road	Once a parsonage for the Longmeadow Cemetary Meeting House
Dearborn Mill	1751	Old Chester Turnpike	Site of a former structure of historical significance
Dockham Store		Dearborn Road	Old store on the grounds of a private residence
The Elms (Tom Emery's)		19 Chester Road	Originally a boarding house, currently used as a private residence
Fire Tower on Mine Hill	1930's	Chester Road	Site of a former structure of historical significance
Gagnon House	1740	34 Wilson Crossing	
Griffin Free Public Library		22 Hooksett Road	Given to the Town on April 28, 1893 by Sebastian Griffin
Hall/Harwood/Pingrey Mills	1771	Dearborn Road	Mill buildings have been completely removed. Site later occupied by private residence, which has since been destroyed by fire. Site currently owned by Manchester Water Works
Island View Hotel/Tilton		55 Chester Road	Originally a boarding house, currently used as a private residence
Longmeadow Cemetery	1793	Chester Road	
Longmeadow Church	1847	4 Wilson's Crossing Road	
Mc Duffee Farm	1758	12 Spofford Road	Currently used as a private residence
McKinley Farm	1739	20 Pingree Hill Road	Currently used as a private residence
Methodist Church (Town Hall)	1836	47 Chester Road	Currently used as Town Hall
Oak Farm Inn/Emery		Chester Road	Currently used as an apartment building
Pine Bluff Hotel		34 Bunker Hill Road	Originally a boarding house, currently used as a private residence

School House #1	1857	Chester Road	Original structure suffered major fire damage in the 1930's. Present building has been altered and is not as originally built. Currently used as a private residence.
School House #2	1857	Wilson's Crossing Road	Currently used as a private residence
School House #5	1851	Bunker Hill Road	Currently used as a private residence
School House #7	1828		Originally located on Hooksett Road. Sold, split into two halves in the 1930's and moved a mile closer to the Village. Converted to a private home, which was later completely destroyed by fire.
School House #8		Londonderry Turnpike	Vacant in 2005
Severance School	1921	Manchester Road	Presently occupied by Faith Baptist Church
Smith's Boarding House/Severance		368 Manchester Road	Currently used as a private residence
Town Pound	1853	311 Chester Road	
Towne Homestead	1742	141 Pingree Hill Road	Currently used as a private residence
Winthrop House		39 Manchester Road	Currently used as a private residence

Sources: Auburn Historical Association, Town of Auburn Hazard Mitigation Plan, and Auburn, New Hampshire, by Carl Cheswell Forsaith



Auburn, School House #3, 1907

Protection of Historical and Cultural Resources

The first step in a historic preservation effort is to conduct a historic and cultural resources inventory to identify all structures and sites of potential value (see Table 21 Historic Resources on the previous page). Generally, the inventory should include the location of each structure, its age and architectural style, photographs and any unusual characteristics. The results of such a survey might suggest that one or more sites of high historical interest may be eligible for listing on the State or National Register of Historic Places. The Community Survey results revealed that over 50 percent of those who responded felt that conducting a Historical Resources Survey for Auburn was *very important* to *somewhat important*. Based on the survey results, the Town may wish to conduct Historical Resources Survey in the future.



Dockham Store

Historic Preservation Easements

Historic preservation easements allow a property owner to grant a portion of the rights of the property to a group that commits to preservation. The property owner retains the right to sell the property, however all subsequent property owners forever relinquish the development, demolition, alteration, or other rights waived as part of the easement. Historic preservation is not inexpensive. Easements provide property owners with a mutually beneficial alternative. Not only does the property owner retain ownership, along with any potential financial benefits, but there is also the possibility of a federal tax deduction. These benefits are balanced by the knowledge that the owner has contributed to the preservation of a historic or culturally significant place.

Owners can claim a federal tax deduction of the value of the easement up to 30 percent of their adjusted gross income. The balance of the easement tax benefit can be carried forward up to five years. The value of the easement, as determined by an appraiser, is typically the difference between the appraised fair market value of the property and the value with the easement in effect.

Properties must meet certain qualifications set by the IRS in order to qualify for tax benefits. To be eligible, properties must be on the National Register of Historic Places or be located within a historic district and certified by the U.S. Department of the Interior as historically significant to the district.² At present, Auburn does not have a historic district, so only properties listed on the National Register would currently qualify. Certification must come prior to the easement, or before the owner files a tax return for the year the easement was granted. Additionally, qualified properties must be accessible to the public. Depending on the nature of the site, this could mean as few as a couple of hours or days per year, or even the ability to view the site from a distance.

Historic preservation easements generally prohibit the destruction or alteration of the property without review and approval by the easement holder. Development and subdivision restrictions are also common. Additionally, some easements require the owner to maintain or restore the property to certain conditions. Historic preservation easements provide ownership of the property, thereby alleviating the financial burden of maintaining the property alone.

As of 2003, there were four organizations that provided historic preservation easements in New Hampshire. These include the New Hampshire Division of Historical Resources, the Manchester Historic Association, the New Hampshire Land & Community Heritage Investment Program (LCHIP), and the New Hampshire Preservation Alliance.³



Auburn Historical Society

The National and State Registers of Historic Places

The National Register of Historic Places is perhaps the most commonly known list of designated historic sites. The National Register is maintained by the National Park Service and contains nearly 79,000 listings. Listings on the National Register are eligible for special federal tax benefits, preservation assistance, and acknowledgement that the property has national, state or community significance. Properties must meet certain

² For a description of historically important land areas, as defined by the IRS visit www.cr.nps.gov/hps/tps/easement.htm

³ For the full report, listing organizations by state visit <http://www.cr.nps.gov/hps/tps/tax/download/easements.pdf>

criteria to be considered for designation. Essentially, properties are generally at least 50 years old and are associated with significant events or people in the past, or exhibit distinctive characteristics of a historical time period or architectural style. Properties on the New Hampshire State Register are eligible for the same types of benefits as the National Register, only the source of the funding, planning assistance, and tax benefits are at the state level, rather than federal.

Having a National Register designation does not, however, equal preservation. Properties on the list can be privately owned, and the designation does not limit the owner's right to change or demolish the property. The National Park Service has created a publication that guides communities through the federal application process; communities considering nominating properties for National Register designation should consult this document.⁴ The New Hampshire Division of Historical Resources offers guidance to communities that desire to apply to the State Register.⁵ At this time, the Town of Auburn does not have any properties listed on the State or National Historic Registries.

National Historic Landmarks

National Historic Landmarks are places that hold a great deal of significance for all Americans. They are designated by the Secretary of the Interior and nominated by the National Park Service. Landmarks can be buildings, districts (villages or communities), sites without built structures, uninhabited structures, or objects. There are fewer than 2,500 designated landmarks nationally and only about 20-25 new landmarks are designated per year. To be designated a National Historic Landmark, areas must be associated with historic events, people or ideals, be prime examples of design or construction, or exhibit a way of life.

State Historic Markers Program

The New Hampshire Historical Markers Program commemorates New Hampshire's places, people, or events of historical significance. The New Hampshire Division of Historical Resources, with the help of the New Hampshire Department of Transportation, administers the program. Marker requests can be made by communities, organizations, or individuals and must be accompanied by accurate documentation including footnotes, a bibliography, copies of supporting research and a petition signed by at least twenty citizens. Marker preference is given to public locations, except in the case of express written consent by private owners. To date, there are 202 historic markers in New Hampshire, none of which are located in Auburn.⁶

Preserve America

The Preserve America Community Program was created in 2004 by the White House and led by First Lady Laura Bush. Preserve America Communities are those which "preserve

⁴ Visit www.cr.nps.gov/nr/publications/bulletins/nrb39/

⁵ Visit www.nh.gov/nhdhr/ for more information.

⁶ Visit www.state.nh.us/markers/ for the complete list of state markers.

and use their heritage resources for community economic, educational, and cultural benefit and development.” Designated communities are allowed to display the Preserve America logo, are included in the Preserve America directory, and receive a Preserve America Community road sign. Additionally, some communities are eligible to receive funding to support planning, development, implementation or enhancement of heritage programs. To date, 401 communities in 48 states have been designated Preserve America Communities, including Hooksett and Keene in New Hampshire.⁷

Historic Landscapes

The National Park Service National Historic Landscape Initiative⁸ is not a list of designated properties, but rather a resource for the preservation of landscapes. It provides publications, workshops, technical assistance and national policy direction. Landscapes are an essential part of how New Englanders identify with the region and the image of the New England village would be incomplete without landscapes. By protecting landscapes, communities can provide enjoyment for their citizens and an improved quality of life. Landscapes are more than just open space; they include residential sidewalks, lawns, and trees, as well as agricultural fields, forests, and stones. Currently Auburn has no preserved historic landscapes.

Historic American Buildings Survey

The Historic American Buildings Survey is a program that works toward preservation through documentation. The program documents important architectural sites throughout the nation. The survey was originally performed by professional architects when it began during the Great Depression in the 1930’s. Today, it is largely college students pursuing degrees in architecture and history that are completing the fieldwork and documentation. There are a number of buildings in New Hampshire that are listed on the Historic American Building Survey. While none of the building listed are located in Auburn, there are 77 building listed in Rockingham County.

Scenic Byways Program

There are currently 3 National Scenic Byways in New Hampshire and 13 State Scenic Byways. A scenic byway is a designation that highlights the state’s most beautiful vistas and landscapes based on the recognition of its scenic, historic cultural, natural, recreational, and archeological qualities. Furthermore, New Hampshire RSAs 231:157 and 231:158 allow towns to make scenic road designations.⁹ Any town road, other than a Class I or II highway, can be designated a scenic road by petition of 10 or more people. A local scenic road designation can be useful for the protection of natural landscapes, since roadway repair or maintenance cannot disturb or harm trees or stone walls without written consent of the responsible board. There are currently no state scenic byways or

⁷ Visit <http://www.preserveamerica.gov/> for more information.

⁸ Visit [Historic Landscapes Initiative](#) for more information.

⁹ For the locations of the National and State scenic byways in New Hampshire, visit www.byways.org/browse/states/NH/.

roads in Auburn; however, there may possibly be stretches along Lake Massabesic that could be considered designation.

Once a scenic byway receives state designation, the byway is eligible to seek federal funds (SAFETEA-LU) through the National Scenic Byways Program. For the 2006 fiscal year, there is 30 million dollars available to fund Scenic Byway related projects nationwide and 35 million dollars available for the 2007 fiscal year. Examples include corridor management plans, bicycle and pedestrian facilities, scenic overlooks, safety improvements, and marketing material.

Archaeological Sites and Programs

There has been human habitation in New Hampshire for at least the past 10,000 years. Our knowledge of settlements and archaeological sites is limited, however, because most of the State has not been fully explored. The New Hampshire State Conservation and Rescue Archaeology Program (NH SCRAP) is hesitant to describe known archaeological sites on a map because people have a tendency to assume that blank space on a map equates to the absence of archaeological significance. This is not the case in New Hampshire; the blank space simply means it has not yet been explored.

There are a few generalizations about potential archeological sites that communities can use to determine preservation efforts. Generally, SCRAP has found that sites tend to be within 300 feet of rivers or other water bodies. Areas near a waterfall or rapids pose a good chance of hosting former settlements. Certain soil types, such as well-drained alluvial soils are also indicators. Settlements have also been known to occur on high ground near wetlands or swamps because these areas provided good resources for hunters and gatherers. A slope grade of 20 percent or greater could rule out a site, since steep slopes are not attractive for habitation. These environmental guidelines are imprecise indicators of settlement because the environmental landscape of the State has changed many times over the last 10,000 years. Unfortunately, there is no predictable model to determine settlement areas in New Hampshire.

Design Guidelines

Design guidelines outline locally acceptable site and architectural design and can be formulated to identify desirable community characteristics. They focus on the aesthetics and promote new development and substantial improvements to existing structures that is harmonious with the surrounding area, town center, or historic district. The guidelines can specify locally desired architectural styles, construction materials, building scale, window and door design, sign size and design, awnings and canopies, lighting fixtures, landscaping, fencing, and screening methods. These guidelines are typically incorporated within the communities' Site Plan Review or Land Use Development Regulations. These regulations can range from providing a general clause requiring the preservation and protection of historic features to location-specific guidelines for new development.

In the SNHPC region, the towns of Chester, Goffstown, Hooksett, Londonderry and the City of Manchester have established design guidelines. These guidelines were created to ensure that future growth and development in their historic centers is compatible with its surroundings. In the future, Auburn may want to explore the possibility of creating guidelines which will address the preservation of historic buildings and the maintenance of the town's historic character.

Funding

Although most people would agree that the preservation of their town or region's historic and cultural resources is desirable and important, funding is the largest impediment to preservation efforts. However, a variety of funding programs exist to assist historic preservation efforts.

The National Trust provides both grants and loans to non-profit organizations and public agencies. Some of the grants require that the property be designated a National Historic Landmark to qualify. Grant opportunities range from \$500 to \$10,000 and the money must typically be used for professional advice, public outreach, educational materials, preservation planning and land-use planning.¹⁰

The New Hampshire Preservation Alliance sponsors a Historic Barn Assessment Grant Program. This competitive grant program provides matching grants of \$250 to \$400 to barn owners for the hiring of a barn restoration expert, who will determine the required steps to stabilize, repair, and reuse the barn.¹¹

Another local resource is the New Hampshire Land and Community Heritage Investment Program (LCHIP). This organization provides matching grants to NH communities and non-profit organizations for the preservation of local natural, cultural, and historic resources. Since inception, LCHIP has funded 112 projects in 89 communities. Unfortunately, the State has reduced the allocated budget for LCHIP by 85 percent; meaning that over the next two years, only a small number of approved projects will be financed through the organization.¹²

The Federal Historic Preservation Tax Credit Program allows a 20 percent tax credit for the preservation of historic buildings. The tax credit is only available for income-producing structures, not individual private residences. To qualify for the tax credit, the structure has to be listed, or at least be eligible to be listed on the National Register of Historic Places, as an individual structure or as part of a historic district. The structure must meet the ten Standards for Rehabilitation, set by the Secretary of the Interior and the rehabilitation efforts must be substantial. This means that the cost of the rehabilitation must exceed the pre-rehabilitation value of the structure. The National Park Service,

¹⁰ Visit the National Trust at www.nationaltrust.org for more information.

¹¹ Visit www.nhpreservation.org/html/gettomgstarted.htm for more information.

¹² Visit www.lchip.org for more information.

along with the Internal Revenue Service and State Historic Preservation Offices, administer the tax credit.¹³

Conclusion and Recommendations

If the Town of Auburn were to decide to pursue an effort toward historic preservation, the first step for would be to organize a Historic District Commission or a Heritage Commission. Once established, these organizations could utilize the tools necessary for preservation, such as those methods mentioned above.

Towns that have created a Historic District Commission or Heritage Commission, and have utilized the various preservation tools, may find it easier to apply for the various state and federal designations outlined previously in the types of preservation. Through listing in state and national registers and the protection of historic features, Auburn can reinforce the historic charm that characterizes the Town. Such designations can provide education on the value of preservation to both visitors and citizens alike, thus encouraging future preservation efforts. Additionally, historic and cultural resources can attract visitors, which can potentially contribute to the community's economy.

Regardless of the advantages of designation, it is important to realize that sites are still vulnerable to loss. Timing is critical in terms of historic preservation. Rapid increases in population and the accompanying developmental pressures on historic and cultural resources continue to put properties and districts at risk. Auburn should educate itself and its citizenry about the advantages and disadvantages of historic preservation and implement the types that are most suited to the Town's historic resources.

In an effort to achieve the goals set forth in Chapter 1, the Town may want to consider the following recommendations:

1. Work with the Auburn Historical Association to conduct a historic resource inventory.
2. Update the 2004 Historic and Cultural Resource Inventory completed by the SNHPC for the REPP (See Map 12 in the Natural Resources and Open Space Chapter).
3. Investigate policies and regulations Auburn could implement to preserve historic resources such as design guidelines or a historic district.
4. Seek National or State Historic Register or State Historic Markers designation for eligible properties in conjunction with the Auburn Historical Association.
5. Participate in programs such as the Scenic Byways, the New Hampshire Barn Survey Program or the Historic American Building Survey that will help document and preserve Auburn's resources.

¹³ For more information visit www.cr.nps.gov/hps/tps/tax/

HOUSING

Community Survey

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The following questions and responses are those on the survey that relate to Housing in the Town of Auburn (see appendix for complete survey results):

Please indicate the level of importance you feel the Town should give to the following housing types:

Housing Types	Number of Responses										Total Number of Responses
	Very Important		Important		Somewhat Important		Not Important		Don't Know		
SF	165	54.8%	91	30.2%	30	10.0%	8	2.7%	7	2.3%	301
Two-Family	15	5.1%	41	13.8%	90	30.3%	144	48.5%	7	2.4%	297
Multi-Family	11	3.8%	15	5.1%	40	13.7%	218	74.4%	9	3.1%	293
Elderly Housing	50	17.2%	66	22.7%	84	28.9%	83	28.5%	8	2.7%	291
Manufactured Housing	5	1.7%	11	3.7%	47	15.9%	221	74.9%	11	3.7%	295
Townhouses / Condos	7	2.4%	24	8.2%	63	21.6%	187	64.0%	11	3.8%	292
Affordable Housing	32	10.7%	42	14.0%	79	26.4%	135	45.2%	11	3.7%	299
Cluster Developments	20	6.4%	45	14.4%	92	29.5%	141	45.2%	14	4.5%	312

Does Auburn need affordable housing?

	Number of Responses	Percent of Responses
Yes	92	30.8%
No	166	55.5%
Don't Know	41	13.7%
Total	299	100.0%

*If so, where? (See figure *)*

	Number of Responses	Percent of Responses
Area 1	1	1.0%
Area 2	39	37.5%
Area 3	25	24.0%
Area 4	19	18.3%
Area 5	20	19.2%
Total	104	100.0%

Does Auburn need elderly or assisted housing?

	Number of Responses	Percent of Responses
Yes	141	44.9%
No	122	38.9%
Don't Know	51	16.2%
Total	314	100.0%

*If so, where? (See figure *)*

	Number of Responses	Percent of Responses
Total	155	100.0%
Area 1	52	33.5%
Area 2	42	27.1%
Area 3	24	15.5%
Area 4	17	11.0%
Area 5	20	12.9%

Should the town encourage Cluster Subdivisions? If so, where? (See Figure 7)

	Number of Responses	Percent of Responses
Yes	75	25.3%
No	178	59.9%
Don't Know	44	14.8%
Total	297	100.0%

	Number of Responses	Percent of Responses
Area 1	6	5.4%
Area 2	28	25.0%
Area 3	42	37.5%
Area 4	21	18.8%
Area 5	15	13.4%
Total	112	100.0%

Is Auburn's residential growth occurring:

	Number of Responses	Percent of Responses
Too Fast	224	70.9%
Too Slow	2	0.6%
Just Right	90	28.5%
Total	316	100.0%

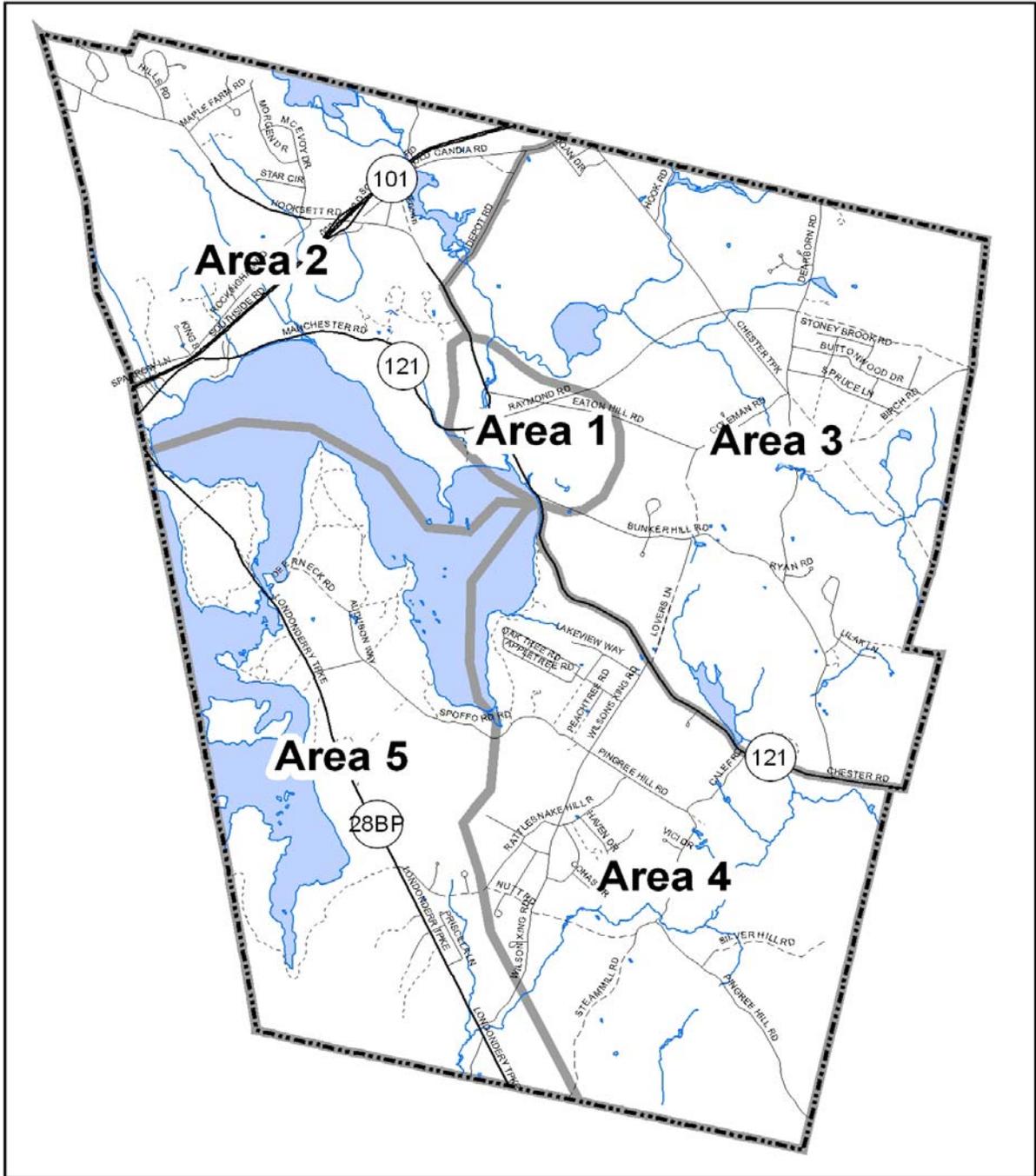
If residential growth continues, to what area(s) should future development be directed? (See figure *)

	Number of Responses	Percent of Responses
Area 1	30	9.6%
Area 2	79	25.2%
Area 3	72	22.9%
Area 4	75	23.9%
Area 5	58	18.5%
Total	314	100.0%

The survey responses reveal that most residents feel that the Town should place a higher level of importance on single family housing with 54.8 percent indicating that it was *very important* and 30.2 percent indicating that it was *important*. On the other end of the spectrum, most residents felt that multi-family housing, two-family housing, manufactured housing and townhouses were the least important.

In addition, the surveys indicate that the community is not favorable to the development of affordable or cluster housing in Auburn. However, nearly 45 percent did say that they felt assisted or elderly housing was needed in Auburn. When asked about development in Town, over 70 percent of those surveyed felt that residential growth was occurring much too rapidly.

**Figure 7
Area Map**



Regional Housing Trends

A better indication of Auburn’s housing conditions can be seen by comparing the Town’s housing stock to the other communities located within the regional planning area. According to the U.S. Census, the number of housing units in Rockingham County increased from 101,773 housing units in 1990 to 113,023 housing units in 2000, an increase of 11,250 units or 11 percent. As seen in Table 22 below, the Town of Auburn experienced an increase of 336 housing units, or 24.8 percent, from 1990 to 2000, which is more than double of that of the County during the same period. Furthermore, from 2000 to 2005, Auburn’s housing units increased by 183 units, or 10.8 percent. Auburn had the fourth highest percentage increase in housing units out of the thirteen communities in the SNHPC Region from 1990 to 2000 and the seventh highest percentage increase from 2000 to 2005.

Table 22
Housing Growth in Auburn, 2000-2005

Municipality	Number of Housing Units			1990-2000		2000-2005	
	1990	2000	2005	Absolute Change	Percent Change	Absolute Change	Percent Change
Auburn	1,354	1,690	1,873	336	24.8%	183	10.8%
Bedford	4,156	6,401	7,198	2,245	54.0%	797	12.5%
Candia	1,192	1,384	1,469	192	16.1%	85	6.1%
Chester	924	1,247	1,461	323	35.0%	214	17.2%
Deerfield	1,227	1,406	1,666	179	14.6%	260	18.5%
Derry	11,869	12,735	12,966	866	7.3%	231	1.8%
Goffstown	5,022	5,798	5,811	776	15.5%	13	0.2%
Hooksett	3,484	4,307	4,837	823	23.6%	530	12.3%
Londonderry	6,739	7,718	7,826	979	14.5%	108	1.4%
Manchester	44,361	45,892	46,747	1,531	3.5%	855	1.9%
New Boston	1,138	1,462	1,609	324	28.5%	147	10.1%
Raymond	3,350	3,710	4,221	360	10.7%	511	13.8%
Weare	2,417	2,828	3,218	411	17.0%	390	13.8%
SNHPC Region	87,233	96,578	100,902	9,345	10.7%	4,324	4.5%

Sources: 1990 U.S. Census SF-H1, 2000 U.S. Census SF1-H1, Auburn Building Department, and SNHPC 2005 Annual Land Use Report

Despite Auburn’s high growth rates, the Town remains one of the least populous in the region. In 2005, Auburn had the fifth least number of dwelling units compared to other SNHPC communities, totaling only 1.9 percent of the region’s housing, and the fourth smallest population. The actual number of dwelling units added to Auburn’s housing stock has remained among the lowest in the region, fourth, with only 519 units added in Town from 1990 to 2005.

According to the 2000 Census, the average household size in Auburn was 2.96 persons per unit. This is higher than the figures for both Rockingham County (2.63) and the State of New Hampshire as a whole (2.53). However, the average household size in Auburn has decreased since 1990, at which time it was 3.14 persons per unit.

In a study conducted by Russ Thibeault for the New Hampshire Housing Finance Authority on Housing and School Enrollment in New Hampshire: An Expanded View, May 2005¹⁴, the decline in persons per household is explained further. The study found that the conventional belief that each new housing unit generates 2 students is inaccurate and that demographic forces have a stronger impact on school enrollments than growth. According to data from the 2000 US Census, the typical New Hampshire housing unit generated only 0.45 public school students. Moreover, this figure is expected to decline even further in the future. The high enrollment figures from 1990 to 2000 were caused by the Baby Boom population, which generated a larger number of parents than seen in the past. However, with the children of the Baby Boomers graduating from school, this group had reached its peak by 2005. As stated in the report, the evidence supports minimal impacts on public schools due to increased supply of housing in New Hampshire. Rather than each housing unit creating an additional two school-aged children, the reality is that:

- Only 26 percent of the state's occupied housing units are occupied by a married couple with children under the age of 18 (including children not yet enrolled in school).
- Thirty-three percent of the state's occupied housing units consist of a household head aged 55 or over – unlikely to have school age children.
- Twenty-four percent of the state's occupied housing units have only one person living in them.
- Thirty-one percent of the state's occupied housing units are occupied by non-family households, meaning no relatives, children or otherwise, occupy the unit.¹⁵

Furthermore, multi-family housing units generate even fewer school children per unit while providing a diverse housing stock. Single-family units generate 0.54 students per unit, two-family units 0.38, three or four unit buildings 0.34, five or more unit buildings 0.21, and mobile homes 0.34, for an average of 0.45 children per unit. Additionally, data collected from a case study conducted in Bedford, Hudson, Lebanon and Rochester for housing units built between 1998 and 2004 revealed that condominiums generated only 0.12 students per unit. Thus, not all housing units are creating the same amount of school enrollment. Overall, the case study found that new single-family detached, two-family, multi-family consisting of three or more units and mobile homes are not generating the burdensome growth in school population many believe it is. In the future, Auburn may want to consider conducting a similar study to determine if the findings of the New Hampshire Housing Finance Authority study hold true and if so, not limit new, diverse housing options based on the myth of housing and school enrollment.

¹⁴ The complete study can be viewed at: <http://www.nhhfa.org/programdocs/schoolstudy/SchoolStudy.pdf>

² Ibid.

Housing Supply

The availability of a diverse housing supply is a critical element in meeting the needs of any given community. The housing stock in the Town of Auburn is comprised predominately of single-family homes. In 2005, 97.9 percent of the housing units in Auburn were single-family units. Additionally, since 1990 all of the new residential development that occurred in Town was comprised of single-family units.

Table 23
Total Housing Units by Type, 2000

Type of Housing	Number of Units	Percent of Total
Total Dwelling Units	1,622	100%
Single-Family Dwelling Units	1,522	93.8%
Single-Family Detached	1,515	93.4%
Single-Family Attached	7	0.43%
Two-Family or Duplexes	38	2.3%
Multi-Family Residential	51	3.1%
Manufactured and Other Housing	11	0.7%

Source: 2000 US Census DP-4

The Building Inspector reported that 30 single-family residential building permits were issued in 2005, which is approximately 32 percent lower than 2004. In 2006, the number of permits issued declined further, with a 63 percent decrease. In addition to new residential units, there were four accessory dwelling units (in-law units) permitted in 2006. At present, the Town restricts occupancy of in-law units to immediate family members, nannies, live-in nurses and caretakers and is not intended for use as a rental unit.

Table 24
New Residential Housing Starts (Permits Issued), 2000-2005

Building Permit Type	2000	2001	2002	2003	2004	2005	2006
Single-Family Residential	44	35	33	45	44	30	11
In-Law Units	-	-	-	-	-	-	4
Two-Family Residential	0	0	0	0	0	0	0
Manufactured Housing	0	0	0	0	0	0	0

Sources: Auburn Building Department
- Information not available

Housing Characteristics

The 2000 Census characterizes the typical Auburn home as having between two and four bedrooms (18.2 percent have two bedrooms; 56 percent have three bedrooms; 17.6 percent have four bedrooms). Approximately four percent of the homes have one bedroom, three percent have five or more bedrooms, and less than one percent has zero bedrooms.

Housing Condition

The overall condition of the housing stock cannot be described by a single criterion. A number of physical characteristics, such as the age of the structure, the type of plumbing and heating facilities, and occupancy conditions, such as overcrowding, are used to provide an approximate assessment of the quality of a municipality's housing stock. The age of housing is one general indicator of quality. Older houses may be experiencing structural problems or increasing maintenance costs, may not be as energy-efficient as newer homes, or may need replacement of electrical wiring or plumbing. Of the existing housing units in Auburn, 11.4 percent were built prior to 1939. Over the next three decades (1940-1969) 351 units were constructed (21.6 percent). The large majority of the housing units were constructed between 1970 and 1989, with 752 units. This increase in residential units is directly correlated to the Town's growth in population, which saw an increase of 2,050 persons during roughly the same period (1970-2000). Approximately 1,086 units, or 67 percent of the housing, were constructed between 1970 and 2000 and are more likely to meet modern standards for energy and electrical efficiency and experience fewer maintenance issues than those constructed prior to 1970.



Photos: Yahoo! Real Estate - http://realestate.yahoo.com/New_Hampshire/Auburn

Housing Tenure

In 1990, 90 percent (1,192 units) of the housing units in Auburn were owner-occupied and 8 percent (110 units) were renter occupied. Those proportions have stayed consistent through the 2000 Census, with 90 percent (1,460 units) of the housing owner-occupied. The remaining 120 units were renter-occupied. This indicates the Town's assortment of owner-occupied and renter-occupied housing has remained stable. Nonetheless, the fact that Auburn's housing tenure has maintained a stable mix does not necessarily signify that there is not a need for additional rental housing, but may indicate that there have not been enough rental units added to the housing stock.

Table 25
Housing Occupancy Status - Total Household Units, 1990 - 2000

Type of Housing	Number of Units 1990	Percent of Total	Number of Units 2000	Percent of Total
Owner Occupied Housing	1192	88%	1,460	90%
Renter Occupied Housing	110	8%	120	7.4%
Vacant or Seasonal Housing Units	52	4%	42	2.6%

Source: 1990, 2000 U.S.Census

Homeowner Characteristics

Table 26 on the following page shows the age distribution of homeowners in Auburn and neighboring towns located within Rockingham County. Of the 1,461 resident homeowners in Auburn, approximately 44 percent are under the age of 45, and 56 percent are over the age of 45. The highest percentage of homeowners are between the ages of 35 to 44, which is consistent with the surrounding towns.

Table 26
Age of Homeowners (Owner Occupied Units), 2000
Auburn and Surrounding Towns

Municipality	< 35	35-44	45-54	55-59	60+	Total
Auburn	11%	33%	27%	14%	15%	1,461
Candia	11%	31%	28%	11%	19%	1,254
Chester	10%	35%	29%	8%	18%	1,129
Deerfield	16%	35%	26%	8%	15%	1,096
Derry	17%	33%	28%	7%	16%	7,977
Londonderry	14%	36%	27%	8%	15%	6,656
Raymond	16%	30%	26%	8%	21%	2,725

Source: 2000 U.S. Census

Vacancy Rates

Vacancy rates are an indicator of housing demand and supply in the marketplace. A low vacancy rate denotes a lack of choice in the housing market, resulting in higher housing prices and a lack of mobility within the market. On the contrary, a high vacancy rate indicates a surplus of stock on the housing market, which will drive housing prices down and provide prospective occupants with considerable options. In 2000, the Census reported that the vacancy rate for owner-occupied housing units in Auburn was less than 1 percent and 4 percent for rental units. This was lower than the national average for the same year of 1.5 percent and 8 percent, respectively. During the same time period, the homeowner vacancy rate for Rockingham County was 2.5 percent and 12.1 percent for rental units. Since 1990, the overall vacancy rate for Rockingham County has experienced a considerable decrease of 10.7 percent while the Town experienced an overall decrease of less than 1 percent.

Housing Costs

Based on the 2000 Census, the median monthly mortgage cost for owner-occupied housing in Auburn was \$1,230, compared to \$1,390 for Rockingham County. The median monthly rental housing costs in Auburn, excluding the cost of utilities, was \$611 and \$717 for Rockingham County.

The 2007 Residential Rent Cost Survey completed by the New Hampshire Housing Finance Authority (NHHFA), reported that the median gross rent for all units in Rockingham County was \$1,031, including utilities, compared to \$797 in 2000. The median 2-bedroom rent in Rockingham County in 2007 was \$1,106, which would require an estimated annual household income of \$44,200 to afford. The median rent for all units, including utilities, in the State was \$946. There was not a sufficient sample size

available for many small communities, including Auburn, therefore Town specific information was not available.

The median price of a home in Auburn was \$339,900 in 2005, a decrease of \$8,051 from 2004. The highest average home price within the SNHPC Region was in Bedford (\$427,267) and the lowest in Manchester (\$224,000). Additionally, the average price in Auburn was 34.5 percent higher than the regional average price of \$252,733. NHHFA reported that in 2005, the median purchase price of a home in Rockingham County was \$307,000, which was nearly 11 percent less than the median purchase price in Auburn.

In 2006, the sample size for Auburn was not large enough to be considered valid, but has been included in Table 27 for sake of comparison only. Of the 47 units within the sample size for Auburn, the price range for all units was \$178,300 to \$699,900. There was approximately a 3 percent decrease in the average sales price in Auburn from 2005-2006 compared to an approximate .5 percent increase in the SNHPC region.

Table 27
Residential Real Estate Sales, 2001-2006

Year	Auburn		SNHPC Region	
	Average Price	Number of Sales	Average Price	Number of Sales
2001	\$261,000	67	\$172,000	3,934
2002	\$250,000	81	\$205,000	3,871
2003	\$290,000	81	\$227,000	8,086
2004	\$347,951	86	\$248,424	4,067
2005	\$339,900	76	\$252,733	4,146
2006*	\$330,000	47	\$254,100	3,070
Percent Change	30.2%	13.4%	48.39%	-22.0%

Source: NHHFA Purchase Price Database.

*Calculations based on a sample size of less than 50 are highly volatile and not considered valid

Housing Projections

Housing projections are important since the total number and types of new housing units can be used for planning purposes to help predict how much land will be needed for increased residential development, and where that development should be located. The housing projections produced here are based upon the population projections developed by the Southern NH Planning Commission for the Auburn Master Plan and assume that housing production will directly parallel population growth. Using the projected population, an estimate of the total number of households, or occupied dwelling units, was calculated for each projected year using the 2000 average household size and assuming that household sizes will decrease by 0.5 percent every five years.

The total occupied housing units was distributed to renter and owner households for each projected year by assuming that each form of tenure would retain its 2000 share of the total dwelling units. Lastly, additional units were added to the total to allow for vacant units. This calculation assumed the vacancy rate for ownership units will be 1.5 percent and rental housing will be five percent for all projected years.

The total increase in housing units required to support the projected population growth for the Town of Auburn will result in a 64.5 percent increase in the number of dwelling units from 2000 to 2025, an additional 1,032 units. Only 192 of all units in 2025 will be rental units. The remainder are projected ownership units.

**Table 28
Dwelling Unit Projections, 2000 to 2025**

Tenure and Occupancy	2000 Census	Projected					
		2005	2010	2015	2020	2020 w/ I-93 exp.	2025
Total Dwelling Units*	1,599	1,729	1,882	2,063	2,299	3,092	2,631
Total Ownership Units	1,463	1,603	1,745	1,912	2,131	2,867	2,439
Owner Occupied Units	1,460	1,579	1,719	1,883	2,099	2,824	2,403
Vacant Units for Sale	3	24	26	29	32	43	37
Total Rental Units	136	126	137	151	168	226	192
Renter Occupied Units	120	120	131	143	159	214	182
Vacant Units for Rent	16	6	7	8	8	11	10

*Excludes Seasonal Housing

Sources: SNHPC Population Projections, 2000 U.S. Census, DOT EIS

'Fair Share' Affordable Housing

Recent court cases have made it clear that all New Hampshire communities must ensure through their land use regulations that affordable housing can be built within their boundaries. Again, affordable housing is defined as housing for individuals and families of low and moderate income (LMI), in which housing costs do not require the expenditure of more than thirty percent of household income. A low-income household, by definition, earns less than fifty percent of the median family income in its relevant geographic area, while a moderate-income household earns less than eighty percent of the median area income (MAI). It is important to note, however, that increasingly those earning 100 to even 120 percent of the median area income are in need of affordable housing.

Auburn has very few households with an identified lower income housing need and most households can afford the high housing costs because Auburn's median household income is relatively high compared with the surrounding region or county. The Census reported that the median household income in Auburn was \$70,774 in 2000 and was estimated to be approximately \$86,344 in 2005¹⁶. The average home price in Auburn (for all homes) was \$339,900 during 2005. A family making the estimated 2005 median household income, with a 10 percent down payment, could afford¹⁷ a home priced at approximately \$319,600, which is roughly 6.4 percent less than the average home price in Auburn for the same year.

¹⁶ Income estimates were not yet available for 2005. The 2005 figures were calculated by applying the same average annual percent change that occurred from 1990-2000 for the period of 2000-2005.

¹⁷ What a household can afford is calculated as the sum housing costs including mortgage, insurance, and property tax payments equaling 30% of household income. This DOES NOT account for condominium fees or utility costs that would ultimately REDUCE the affordable sale price if they were considered into the calculation.

For those who do not currently reside in Auburn and wish to purchase a home there, it may be more challenging. In 2000, the median household income in the SNHPC Region was \$51,917 and was estimated to reach approximately \$60,483³ in 2005. In 2005, the average family in the SNHPC region, making a 10 percent down payment, might have been able to afford a home selling somewhere in the lower \$200,000 range.

In 2007, the Department of Housing and Urban Development’s (HUD) median family income for Western Rockingham County¹⁸ was \$86,000. The average family in this region making a 5 percent down payment would be able to afford a home with a selling price of \$258,931.¹⁹ For the Manchester HMFA²⁰, the HUD median family income for 2007 was \$71,300. Using the same assumptions, a family earning the median family income in the Manchester HMFA could afford a home with a selling price of \$214,689.

The HUD income limit summary for the Town of Auburn, based on the 2007 median income for the Western Rockingham County, can be seen in Table 29 below.

Table 29
HUD FY 2007 Income Limits, Auburn

Median Income	FY 2007 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$86,000	Very Low (50%) Income Limits	\$30,100	\$34,400	\$38,700	\$43,000	\$46,450	\$49,900	\$53,300	\$56,750
	Extremely Low (30%) Income Limits	\$18,050	\$20,650	\$23,200	\$25,800	\$27,850	\$29,950	\$32,000	\$34,050
	Low (80%) Income Limits	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650

Source: HUD

Based on the income limits presented in Table 29, and following the same assumptions, a family of three in the very low income range could afford a house with a maximum cost of \$116,502; a family of three in the extremely low income category could afford a home with a maximum cost of \$69,751; and a family of 3 in the low income category could afford a home with the maximum cost of \$161,274. Based on the lowest priced home in 2006 of \$178,300, it is not likely that a family within any of the three low income ranges would have been able to afford a home in Auburn.

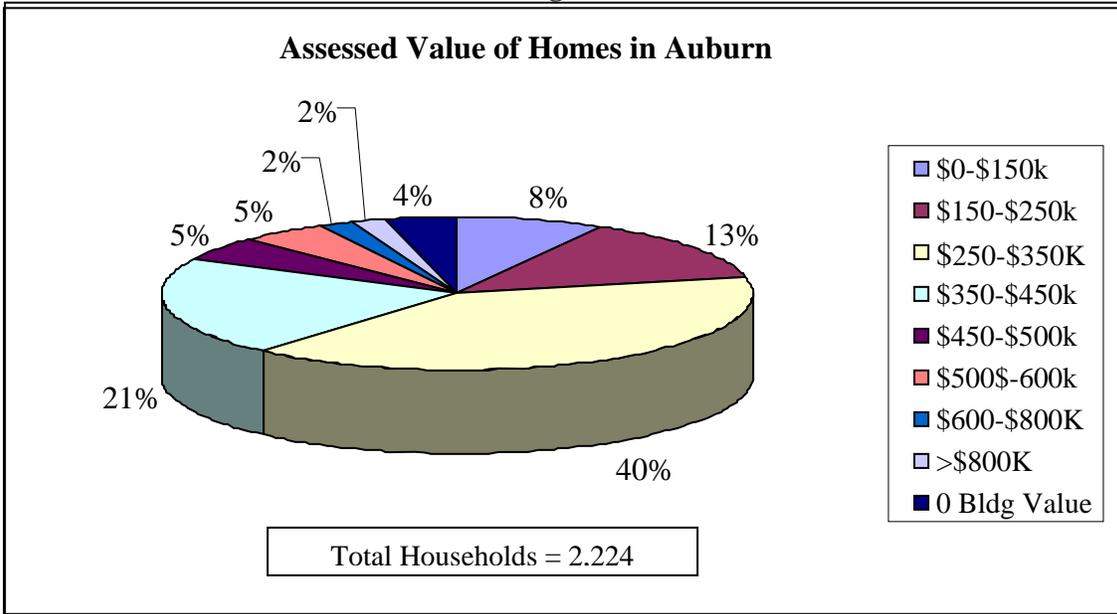
Figure 8 on the following page represents the most recently assessed values of the homes in Auburn. According to the data, 40 percent of the homes are assessed at \$250,000 to \$350,000. However, the assessed values do not take into account the price increases that occur due to the supply and demand of the housing market, which means that the selling price would likely exceed the assessed value.

¹⁸ Includes Auburn, Londonderry, Candia, Deerfield, Nottingham and Northwood

¹⁹ NHHFA: assuming 5% down; 6.41% interest rate; 30% cost burden; 30-year mortgage; ½ point at closing; and PMI and Hazard Insurance

²⁰ Includes Manchester, Bedford, Weare and Goffstown

Figure 8



Source: Town of Auburn Assessors Data

Table 30 shows a projection of the Southern New Hampshire Planning Region’s affordable housing needs for 2000 and 2010. In 2000, Auburn only had 19 households qualifying as affordable for low and moderate income residents, but according to the Regional Fair Share Distribution, the Town should have 272 affordable housing units available. Furthermore, this number should increase to 314 by 2010.

Table 30
Regional Distribution of Fair Share Housing

Municipality	2000		2010	
	Number of Households	Fair Share Distribution	Number of Households*	Fair Share Distribution
Auburn	19	272	23	314
Bedford	170	1,029	204	1,198
Candia	7	324	8	374
Chester	20	302	24	348
Deerfield	32	493	38	571
Derry	1,404	984	1,688	1,206
Goffstown	361	684	434	807
Hooksett	271	620	326	742
Londonderry	260	1,135	313	1,313
Manchester	7,923	3,499	9,527	4,430
New Boston	61	434	73	501
Raymond	241	489	290	569
Weare	131	634	158	732
SNHPC Total	10,900	10,900	13,106	13,106

Source: SNHPC Housing Needs Assessment 2005

While there is no set way of determining the actual number of dwelling units needed for low to moderate income households in a given community, it is possible to estimate such needs by deriving "fair share" estimates from the available data. The "fair share" concept relies on the assumption that all communities have an obligation to accommodate a "reasonable" proportion of a region's low to moderate-income households.



Photo: http://realestate.yahoo.com/New_Hampshire/Auburn

For planning purposes it is useful to estimate the total number of low and moderate income (LMI) affordable units needed in a community. In fact, New Hampshire RSA 674:2, III, states that a master plan should contain a housing section which "addresses current and future housing needs of residents of all levels of income of the municipality and the region in which it is located, as identified in the regional housing needs assessment performed by the regional planning commission pursuant to RSA 36:47, II." In Auburn's case, the relevant region is the thirteen-community Southern New Hampshire Planning Commission (SNHPC) region. The Commission calculated Auburn's LMI housing needs along with the LMI housing needs of the other twelve SNHPC communities for the base year 2000 and projected needs in 2010 (see Table 5 above). The Commission utilized a "fair share" formula developed by Bruce Mayberry of the New Hampshire Housing Finance Authority in order to determine the LMI housing needs of communities within the planning region. The new NHHFA method developed four models (A through D) that each reviews a different level of need. All four of the models use a series of weighted factors to determine each community's percent "fair share" of the region's low income housing supply. These factors represent a community's ability to support moderate and low-income housing and remain economically viable. Additionally, each model uses a separate set of factors to calculate the distribution of elderly or age 65 plus and family age households.

The SNHPC maintains that the estimate produced by using the fair share formula is only a guideline to which each community should refer in meeting its goal of increasing the housing supply and providing decent, affordable housing. The distribution results should not be used as a directive or requirement that communities must provide a specified number of low to moderate income housing units. It merely provides a mechanism by which each community can assess its fair share needs relative to other communities in the region.

The following recommendations are suggested as a means to achieve the Town's goals and objectives as they relate to housing:

1. Review Auburn's zoning ordinance to identify additional housing types that may be permitted to promote diversity in the Town's housing stock and identify appropriate locations for the selected housing typologies.
2. Review area and dimensional requirements in the Zoning Ordinance, Subdivision, and Site Plan Review Regulations to ensure reasonable opportunities for smaller single-family housing units.
3. Explore the use of form based zoning, especially in the Village Center.
4. Explore the feasibility of allowing second units to be available as rental units, which could potentially increase the number of affordable housing units in Town.

NATURAL RESOURCES AND OPEN SPACE

Community Survey

Through the Auburn Master Plan Community Survey, residents and business owners were able to express their opinions on the Town’s open space preservation goals and priorities. The protection level for Auburn’s natural resources was also addressed and given varying levels of importance in accordance to the resident’s concerns. Overall, the majority of those who completed the survey felt that preserving natural resources and open space within Auburn was very important and deserved attention. Below are the questions from the survey that relate to Natural Resources and Open Space in the Town of Auburn (see appendix for complete survey results):

How important is the preservation of additional open space in Auburn to you?

	Number of Responses	Percent of Responses
Very Important	100	45.9%
Important	68	31.2%
Somewhat Important	31	14.2%
Not Important	18	8.3%
Don’t Know	1	0.5%
Total	218	100%

More than three quarters (77.1 percent) of the respondents to the survey felt that it was important or very important to preserve additional open space in Town. 22.5 percent felt it was somewhat or not important at all. This type of open space includes, but is not limited to, public, semi-public, and private land.

How should open space preservation be funded? (Check all that apply)

	Number of Responses	Percent of Responses
Through Grants	226	25.9%
Through Donations	215	24.7%
Through Current Use Change Tax	153	17.5%
Through Easements	145	16.6%
Through General Tax Revenues	74	8.5%
Through a Bond Issue	59	6.8%
Total	872	100%

Based upon the responses received to the question above, in order to increase the amount of protected open space in Auburn, additional funding would be needed in order to acquire land. When presented with options of potential funding sources, 50.6 percent of the respondents felt that grants and donations should be utilized; the majority (25.9 percent) of which felt that grants were the most suitable approach. Very few respondents indicated that they would support the use of general tax revenues (8.5 percent) or bonds

(6.8 percent) to support open space preservation. It was also fairly well split within the community of the number of respondents who support the use of easements (16.6 percent) and the use of current use change tax (17.5 percent). Since residents were given the opportunity to select more than one response, the total number of responses is significantly higher than the actual number of persons who completed the survey. In order to obtain sufficient funding, it is likely that multiple funding sources would need to be explored.

Please indicate the level of importance you feel the Town should devote to the following natural resources and open space protection methods:

Resource	Distribution of Responses					Percent of Responses
	Very Important	Important	Somewhat Important	Not Important	Don't Know	
Protect drinking water supply/aquifers	66.7%	24.9%	7.1%	0.9%	0.4%	100.0%
Protect lakes and other surface waters	65.9%	28.3%	4.9%	0.4%	0.4%	100.0%
Promote fish and wildlife management	51.8%	34.5%	9.8%	3.0%	0.9%	100.0%
Protect wildlife corridors and habitats	58.8%	26.6%	12.0%	2.0%	0.6%	100.0%
Preserve and protect forested areas	60.4%	28.9%	9.1%	1.3%	0.3%	100.0%
Preserve agricultural lands	48.6%	31.4%	15.7%	3.9%	0.3%	100.0%
Preserve open fields	51.7%	28.5%	14.9%	4.6%	0.3%	100.0%
Maintain outdoor recreation areas	44.0%	34.1%	18.3%	3.4%	0.3%	100.0%
Identify and protect prime wetlands	51.2%	24.7%	17.1%	6.4%	0.6%	100.0%
Discourage hillsides/steep slopes development	49.4%	23.5%	16.0%	8.3%	2.8%	100.0%
Preserve open space through conservation easements	48.9%	26.4%	13.4%	6.1%	5.2%	100.0%
Preserve open space through purchase	37.4%	23.4%	18.1%	15.6%	5.6%	100.0%

Due to its location and rural setting, Auburn provides its residents a variety of natural resources; some of which are considered to be a higher priority for protection than others. Based on the responses received to the question above, water protection was identified as the highest priority, with 66.7 percent indicating that protecting drinking water supply/aquifers was very important. Additionally, 65.9 percent indicated that the protection of lakes and other surface waters was very important. The next highest priority was placed on the preservation and protection of forested areas, with 60.4 percent ranking it as very important. In addition, many respondents felt that it was very important for the Town to focus on strategies to protect wildlife corridors and habitats, with 58.8 percent indicating that it was very important.

The preservation of agricultural land also attracted a significant amount of support, with 48.6 percent indicating that they felt it was very important for agricultural land to be protected. An additional 48.9 percent felt that the preservation of open space should occur through conservation easements. Overall, the survey results clearly indicate that a large number of those who responded place a high level of importance on the protection of the natural resources and open space which contribute to Auburn's rural character.

INTRODUCTION

Auburn's nearly 29 square miles encompass a wealth of natural resources. Agricultural lands, extensive forests, and 3.3 square miles of surface waters all contribute to the town's rural character. Less obvious, but no less important, are aquifers and sand and gravel deposits. Auburn citizens place high value on natural resources, as documented by the Auburn Master Plan Community Survey in the previous section.

This chapter outlines the hydrologic, ecological, and mineral resources of Auburn and provides guidance for their protection.

LIMITATIONS AND OPPORTUNITIES FOR DEVELOPMENT

Topography

Auburn's topography is characterized by a combination of bedrock outcrops, unstratified drift and glacial till, stratified drift, and swamp deposits.

The Town of Auburn is located at an elevation of approximately 253 feet above sea level and is located in the land resource area known as the New England Upland. The terrain of the Southern New England Upland area is characterized by gently rolling hills, low mountains, broad valleys, lakes, and ponds.

There are several hills in Auburn ranging from approximately 580 to 582 feet in elevation. The three hills, all of which overlook Lake Massabesic, are *Mount Miner* (582 feet above sea level), located north of the lake; *Mine Hill* (greater than 580 feet), above the east shore; and *Mount Misery* (greater than 580 feet), to the southeast.

Land with slopes greater than 15 percent (15-foot rise in 100 horizontal feet) and slopes greater than 25 percent are identified on Map 4 - Natural Hazards. Auburn has approximately 1,769 acres with a minimum slope of 15 to 24.99 percent. This is the second least acreage of steep slopes in the SNHPC Region, following the Town of Londonderry, which has 1,756 acres²¹.

²¹ The SNHPC Regional Comprehensive Plan

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Soils

An understanding of the opportunities and limitations presented by the physical characteristics of soil is an important factor in making wise land use decisions. Soils form through the interaction of five major factors: time, climate, relief, parent material, and biological forces. One of the most important single factors is precipitation. The relative influence of each of these factors determines the kind of soil that can be found throughout Auburn.

The October 1994 “Soil Survey of Rockingham County, New Hampshire,” prepared by the U.S. Department of Agriculture, Soil Conservation Service (now known as the Natural Resources Conservation Service) contains some of the most important natural resource data available for Auburn. The soil survey classifies soil types by such factors as compaction, erosion potential, fertility, moisture content, permeability, pH, structure, and texture. It also provides sound, scientific information that can be used to help evaluate the capability of land to support development, agriculture, wastewater systems, recreation, wildlife, forestry and open space.

The most important soils for human activities, including supporting vegetation and agriculture and preventing erosion, lie within the first 18 inches of topsoil. The topsoil is the most favorable material for plant growth. As the Town uses and develops its land, it is important that this high quality topsoil not be stripped or removed during construction.

Working together, soils and vegetation also play an important role in stormwater management. From a water quantity standpoint, the loss of good quality topsoil from construction sites significantly increases stormwater runoff quantities. This also increases watering requirements, drawing more water from groundwater aquifers, which reduces groundwater levels and summer base flows to streams. In terms of water quality, the high organic content of soils absorbs many pollutants, a function which is lost when this soil is removed. Pollutant contribution is also increased due to overuse of fertilizers and pesticides to try and compensate for inadequate soil conditions. Landscape design criteria that specify the maximum amount of topsoil and organic content that can be removed from a site should be developed to help minimize the impacts of development.

For planning purposes Auburn’s soil types can be grouped together into 5 broad categories:

Wetland (hydric) Soils

These soils are poorly and very poorly drained and are frequently associated with marine silts and clays including muck, peat, swamps, and marshes. These soils also have a water table at or near the surface five to nine months of the year. The wetland soils in Auburn are associated with low-lying areas particularly along watercourses.

Because of the natural features and benefits that wetland soils provide these areas are best suited for natural open space or limited development. Amongst the benefits of wetland soils are excess floodwater absorption, providing habitat for fish and wildlife,

groundwater recharge for local aquifers, and filtering out and trapping sediments and other pollutants and acting as a surface water filter.

Hydric soils are a class of soils as defined by the Natural Resources Conservation Service (NRCS). These soils are similar to, but may not be precisely the same as, wetlands as defined by the US Army Corps of Engineers under section 404 of the Federal Clean Water Act. Army Corps wetlands are also referred to as the “Federal Jurisdiction Wetlands.” For regulatory purposes, both the NH Wetlands Bureau and the US Army Corps employ the same definition.

Seasonally Wet Soils

Better drained than the wetlands soils, these soils typically have a seasonal water table within 2 ½ to 3 feet of the surface, a perched water table or slowly permeable sub layers during the wet season. They tend to be located on the lower slopes of hills and on low knolls. Uses on these types of areas should be low density along with uses that are not likely to contaminate the groundwater. Flooded basements and submerged leach fields can be expected in these areas.

Shallow to Bedrock Soils

Soils in this group tend to be located on low, knobby hills, and ridges that tend to have bedrock within 1-3 feet of the surface. This group tends to have shallow to bedrock characteristics; there will be some areas that do have deeper soils.

Deep, Well-Drained Stony Soils

Soils in this group are well-drained loamy soils that forms deep, sandy, stony, and glacial till. Occasionally clay two feet down restricts water movement. These types of soil are suitable for most development however large stones and clay lenses restrict the construction of foundations and septic systems.

Sand and Gravelly Soils

These are extremely well drained Hinckley and Windsor soils that are associated with stratified drift deposits from glacial outwash, which is found throughout Auburn. They are excellent soils for development because they provide few limitations. These areas have significant ground water supplies, and development density must be closely monitored to prevent groundwater contamination. Communities built on these areas should monitor and manage the effect that the development has on the aquifers so that the groundwater supplies remain healthy and adequate.

A complete summary of the soils located in Auburn is included in Table A, located in the Appendix of this plan. This overview is intended to help explain the importance of Auburn’s soils and to provide a background for better understanding their physical characteristics. Additionally, Map 5 - Environmentally Sensitive Land and Map 8 - Important Farm and Forest Soils, includes soil information for Auburn.

HYDROLOGIC RESOURCES

Surface waters

Surface waters include the standing water of lakes and ponds and the flowing water of rivers and streams. These waters provide habitat for fish and other aquatic life, and serve human society as water supplies for residential and industrial uses and locations for recreational activities, such as boating and fishing. Surface waters are vulnerable to contamination from both point and non-point source pollution²². Adequate supplies of clean water are critical to human health and economic activity.

There are a number of reasons why surface water protection is of such great importance. One of the most important concerns is the natural vegetation growing alongside riverbanks and shorelines. These natural shorelines not only serve as a wildlife habitat, but also play a significant role in holding stream and riverbanks together, as well as prevention erosion and siltation. Additionally, stream banks are natural conductors for runoff, and therefore replenish surface water supply.

Auburn includes some or all of five Great Ponds (defined by the State of New Hampshire as water bodies exceeding 10 acres), including most of the surface of Lake Massabesic (2900 acres in total) and a small portion of Tower Hill Pond (157 acres in total), as well as Calef Pond (27.9 acres), Clark Pond (58.1 acres), and Little Lake Massabesic (49.5 acres). Smaller surface water bodies include the Spruce Lakes and various small impoundments along major streams. Lake Massabesic is one of the region's most important surface waters, providing drinking water for the City of Manchester and many surrounding towns.

Table 31 below lists the five great ponds that are located in the Town of Auburn. Those that are considered regionally significant ponds are identified in bold print.

Table 31
Great Ponds in Auburn

Pond Name	Size (ac)
Calef Lake	27.9
Little Lake Massabesic	49.5
Clark Pond Dam	58.1
Lake Massabesic *	2,900
Tower Hill Pond*	157

Source: DES List of Public Waters

*Partially located in adjacent Towns

Nine named streams flow through the town, including one fourth order (Sucker Brook) and six third order streams (Clark Pond, Cohas, Little Massabesic, Maple Falls, Murray Mills, and Preston brooks). Headwater streams include Canfield and Hook Brooks and a number of unnamed streams.

²² Nonpoint source pollution occurs when rainfall, snowmelt, or irrigation runs over land or through the ground, picks up pollutants, and deposits them into rivers, lakes, and coastal waters or introduces them into the groundwater.

Existing Protections

The Comprehensive Shoreland Protection Act (RSA 483-B)²³ establishes a protected shoreland of 250 feet around all great ponds (surface water bodies of ten acres or more in size) and along the banks of all rivers and streams of fourth order or greater. Its purpose is to “minimize shoreland disturbance so as to protect the public waters, while still accommodating reasonable levels of development in the protected shoreland.” The Act subjects shorelines to a body of regulations concerning land use, removal of vegetation, installation of septic systems, and land subdivision.

The New Hampshire Department of Environmental Services (NHDES) is responsible for enforcement of the Shoreland Protection Act, but communities may adopt additional local regulations that are no less stringent than those contained in the statute. One benefit of adopting local regulations is that people working within the protected shoreland are likely to be more familiar with them than those coming from the state.

In 2000, Auburn adopted a Watershed Protection Ordinance, which is more restrictive than the State Shoreline Protection Act requirements. The Watershed Protection Ordinance requires a 125-foot buffer zone from the edge of water bodies, within which no structures, septic systems, lawns, yards, parking lots or landscaping are permitted. A more in-depth description of Auburn’s Watershed Protection Ordinance can be seen in the Wetland section of this plan. At present, Auburn is the only community within the SNHPC Region that has adopted a Watershed Protection Ordinance.

Water quality in Auburn’s water bodies is generally high. The NHDES periodically samples water bodies, including Tower Hill Pond and Clark Pond. A complete analysis of these areas can be found in the Lake Massabesic Watershed Management Plan²⁴. Manchester Water Works also collects water samples from its watershed periodically. The samples are tested for State and federally regulated contaminant concentrations, and results show that their occurrence in the lake water is generally low.

Still, some contaminants do raise concern. Levels of sodium and chloride are increasing as a result of highway salting and can be toxic to some aquatic species. Towns may request a reduced salting program, which the NH Department of Transportation offers in certain circumstances. If interested, town officials should contact the NH DOT Bureau of Highway Maintenance.

Development increases the amount of pavement and impermeable surfaces, which causes increased runoff and impacts our streams and rivers (stream flow characteristics). When flows increase to a critical level, banks get undercut, trees fall into the streams, and habitats deteriorate. Stream flows typically reach this critical state when 7 to 14 percent of the land in the watershed becomes impermeable²⁵. To address this, Auburn has implemented Stormwater Management and Erosion and Sediment Controls as part of its

²³ Full text is available at www.gencourt.state.nh.us/RSA/html/L/483-B/483-B-9.htm.

²⁴ Lake Massabesic Watershed Management Plan, April 1999

²⁵ Effects of Urbanization of Stream Quality at Selected Sites in the Seacoast Region of New Hampshire, 2001-03, Scientific Investigators Report, Jeffrey R. Deacon, Sally A. Soule and Thor E. Smith

Site Plan and Subdivision Regulations. This program was created to minimize runoff and erosion related impacts from development. The Town also utilizes Best Management Practices (BMPs), which are State guidelines that were created in order divert runoff from impermeable surfaces into the ground rather than nearby streams.

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Groundwater

Groundwater is the water stored within the soil and within bedrock. This water supplies many private wells and some community water systems. Precipitation that percolates through the soil, either downwards from the surface or laterally from wetlands, maintains supplies of ground water. Groundwater supplies are sustainable only if the rate of recharge from precipitation equals or exceeds the rate of withdrawal for human use. Pavement and buildings create impermeable surfaces that cause water to run off rather than percolate back into the ground. Groundwater supplies are also vulnerable to contamination from pollutants in water that percolates into the soil. Groundwater contamination is extremely difficult and expensive to treat.

Groundwater supplies are also known as aquifers, and vary widely in extent, depth, and yield. Aquifers may occur in sand and gravel deposits, which are known as stratified drift aquifers, or in spaces within bedrock, known as fractured bedrock aquifers. High-yield aquifers sufficient to provide a municipal water supply typically are able to deliver at least 1,000 gallons per minute. Approximately 383 acres of high-yield stratified drift aquifers occur in Auburn.

Sources of potential impacts to groundwater quality include salted highways, road salt storage areas, underground storage tanks, and the former incinerator site. The 2002 Master Plan indicated that, at that time, the State had identified eight sand and gravel operations in town (three active and five abandoned or inactive) as potential sources of non-point source pollution. Other potential sources include storm drains at the Village School and the Town Hall, and a covered salt storage pile off the Old Chester Turnpike.

Existing Protections

New Hampshire RSA 485, the Safe Drinking Water Protection Act²⁶, regulates groundwater generally. RSA 485-C, the Groundwater Protection Act, enables municipalities to protect valuable groundwater if those municipalities allow regular inspection of potential contamination sources to ensure that best management practices are in place.

Lake Massabesic, as a reservoir for Manchester Water Works, has its own regulations under Env-WS 386.47, "Protection of The Purity of The Water of Lake Massabesic and its Tributaries." The bulk of the regulation lists prohibitions against activities that could contaminate the lake, from swimming and boating to operating a gas station within 300 feet of the shoreline.

Auburn's Zoning Ordinance includes an Underground Storage Regulation (3.19) which "regulates facilities which may significantly and adversely affect the groundwater of the town" and addresses "the storage and handling of hazardous substances, motor fuels, heating oils, and lubricating oils." The ordinance specifies the type of containment required for underground storage.

²⁶ Useful information about the Act and its implications are at www.des.state.nh.us/Dwspp/rules.htm.

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Flood storage

Flood storage refers to a landscape's ability to store water during times of high precipitation or snowmelt. Landforms that provide flood storage include wetlands and floodplains. GIS mapping has identified 3,565 acres of flood storage lands in Auburn.

Development increases the extent of impermeable surface within a watershed, which results in increased runoff to rivers and streams. When impermeable surfaces exceed 10 percent of a watershed, excessive runoff can cause flooding, bank erosion and undercutting, and deterioration of aquatic habitats.

Wetlands

As defined by the United States Environmental Protection Agency (EPA) "wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas."

Wetlands play an important role in maintaining hydrologic resources by storing precipitation and snowmelt and releasing it gradually to groundwater and to downstream flow. Loss of wetland area results in greater runoff during major precipitation events, which can cause increased incidence and extent of downstream flooding. Loss of their long-term water storage capacity can also increase the impact of drought on native vegetation, stream flow, and human water supplies during periods of low precipitation. Auburn includes 3,500 acres of wetlands recognized by the US Fish and Wildlife Service National Wetlands Inventory. These wetlands include emergent marshes, shrub-scrub wetlands, forested wetlands, and seasonal wetlands (such as floodplains), as well as open waters of lakes, ponds, and streams.

Existing Protections

New Hampshire RSA 482-A:1-482-A:15²⁷ requires a permit from the Wetlands Bureau for all construction, dredging, excavation, filling, or removal of soil in or from wetlands. Under the permit review process, the applicant must show that the proposed project, either alone or in conjunction with other human activity, will not impair the effectiveness or the value of the wetland's natural functions.

In addition to state and federal regulations, Auburn has adopted a Watershed Protection Ordinance, which requires that any development within the Watershed Protection Area maintain a 125-foot setback from the edge of bodies of water, including wetlands. This ordinance is also applicable to streams, brooks, and any other water bodies. Within the watershed protection area no septic systems, lawns, yards, or driveways are permitted. Only structures that are normally associated with water related uses or that are related to transportation are permitted in the watershed protection area. The Zoning Board may grant a special exception from the 125-foot setback, reducing the buffer to a minimum of 75 feet, if the applicant can show conclusively that the proposed construction will not adversely impact the watershed area. Additionally, the Planning Board has the ability to

²⁷ Full details about state wetland regulations are available at www.des.state.nh.us/wetlands/.

waive the buffer during site plan and subdivision approval, in which case, a functional analysis may be required.

In an effort to protect the Lake Massabesic drinking water supply, the City of Manchester amended its zoning ordinance to establish the Lake Massabesic Protection Overlay District (LMPOD) in November 2006. The LMPOD places restrictions on certain land uses in the Lake Massabesic watershed in Manchester²⁸. To address the Lake Massabesic watershed located in Auburn, in March 2007, Manchester Water Works (MWW) granted a conservation easement on 460 acres of its land in Auburn, known as Battery Point, to the Society for the Protection of New Hampshire Forests (SPNHF). Provisions of the agreement state that: 1) MWW has the right to withdraw the land from the easement with 30 years advance notice; 2) MWW intends to expand the easement over time to include other parcels within its watershed protection properties in Auburn; and 3) if, at some point, MWW determines that some of the land is no longer needed for watershed protection, the Society for the Protection of New Hampshire Forests may have the option to purchase the land for permanent protection.



Photo: <http://www.nh.searchroots.com/HillsboroughCo/Manchester/images/massabesic>

RSA 482-A:15 allows municipalities to designate “prime wetlands” within their community because of their fragility, size, uniqueness, or unspoiled character. Prime wetlands are merely a higher level of designation of wetlands protections. In order to designate a wetland as prime, Auburn would need to evaluate the wetland’s functions and values by following the guidelines in the *Method for Comparative Evaluation of Nontidal Wetlands in New Hampshire (The New Hampshire Method)*²⁹. Wetlands that have been designated as prime receive greater attention and protection in the wetland permit process. Auburn does not currently have any designated prime wetlands. A list of the wetland soils in Auburn can be seen on Table B, located in the Appendix of this chapter.

²⁸ City of Manchester Zoning Ordinance, Article 4, Sections 4.01B and 7.10 (revised 11/28/06)

²⁹ Ammann, A.P. and Stone, A. Lindley, 1991. Method for the Comparative Evaluation of Nontidal Wetlands in New Hampshire, NHDES-WRD-1991-3. New Hampshire Department of Environmental Services, Concord, NH.

Floodplains

Floodplains are low-lying areas adjacent to rivers that hold water when rivers overflow their banks during snowmelt or periods of high precipitation. Development in floodplains puts human safety and property directly in harm's way. The volume of buildings located in floodplains displaces water during flooding events and results in higher flood levels downstream. Frequently flooded soils in Rockingham County include Ipswich Mucky Peat, Ipswich Mucky Peat (low salt), Limerick-Pootatuck Complex, Pawcatuck Mucky Peat, and Westbrook Mucky Peat.

Special Flood Hazard Areas are land areas that are at high risk of flooding and consist of the 100-year flood plain. The 100-year flood plain is an area that has a 1 percent chance of flooding in a given year. In 2004, Auburn's National Flood Insurance Program (NFIP) Biennial Report indicated that there were approximately 45 residential structures located within the 100-year flood plain, with a population of approximately 306 persons.

Similar in distribution to the wetland soils, the more significant concentrations of the special flood hazard areas appear to be associated with Lake Massabesic, in the eastern and central portion of the community; in proximity to Little Lake Massabesic, Clark Pond and its associated brooks in the northern part of Town; and in proximity to the Spruce Lake and Preston Brook in the northeastern part of town. The 100 Year Floodplain in Auburn can be seen on Map 4 - Natural Hazards.

Existing Protections

With the passage of the National Flood Insurance Act of 1968, Congress created a program to identify special flood hazard areas throughout the United States. The Federal Emergency Management Agency (FEMA) has remapped all of Rockingham County's Flood Insurance Rate Maps as part of their Map Modernization Program. The new maps have been produced in a digital format. The Town of Auburn has been participating in the National Flood Insurance Program (NFIP) since 1986 and has adopted the new Digital Flood Insurance Rate Maps (DFIRMs) effective May 17, 2005. Copies of the maps are on file at the Town Building and Planning Departments.

Auburn's Stormwater Management and Erosion and Sediment Controls within the Town's Site Plan and Subdivision Regulations are designed to minimize runoff and erosion resulting from development. The Town also utilizes Best Management Practices (BMPs), which are state guidelines that were created in order divert runoff from impermeable surfaces into the ground rather than nearby streams. BMPs are described in a DES guide, the "Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire," which is available at the Auburn Planning Office. The UNH Stormwater Center provides a great deal of information on stormwater management as well, at www.unh.edu/erg/cstev/.

Agricultural Areas

Agricultural soils support local food production and contribute to the local economy, rural character, and quality of life. Historically, Auburn citizens relied on farming to live. In the Civil War about 50% of the land had been converted from forest to pasture or field;

apple orchards, in particular, thrived here. Agriculture diminished in the northeast following the Civil War and allowed widespread reforestation.³⁰ Today, only 3 businesses in Auburn (2% of town total) are in agriculture, forestry, fishing, or hunting.³¹ Because citizens clearly support rural character, it may be worthwhile to find funding or land protection strategies that promote further agricultural business.

Favorable agricultural soils are characterized by high crop yields with minimum investments of energy and other resources, and minimum environmental damage from farming activities. Of the 91 soil types identified in Rockingham County, 13 are considered prime agricultural soils, 10 are considered agricultural soils of statewide importance, and 13 are considered agricultural soils of local importance. These designations are based on soil characteristics and refer to their suitability for agriculture. Prime, statewide importance, and locally important soils are defined respectively by the Farmland Protection Policy Act of 1981, a state commission, and County Conservation District Boards.

Table 3, located in the Appendix of this chapter, includes a table containing prime farmland soils that provide favorable surfaces for agricultural productivity found throughout Rockingham County.

Existing Protections

A state Agricultural Lands Protection Committee may designate certain lands as agricultural protection sites “by any governmental body or charitable corporation or trust which has the authority to acquire interests in land” and is taxed at current market value.³² The same statute protects farms from being sued as “nuisances,” if those farms have been in operation for at least a year and were not considered nuisances when they began operation.

Forestry

Favorable soils for forestry combine fertility with operability – the ability to harvest trees safely with minimal damage to the environment. Economically viable forest management requires favorable soils and a sufficiently extensive area to make harvesting operations cost effective.

County soil surveys classify the most favorable forest soils as Important Forest Soil groups IA, IB, and IC. Group IA soils are deep, loamy, fertile, and moderately to well-drained. Group IB soils are sandy or loamy at the surface with sandy soils below and are somewhat less fertile than soils in Group IA. Both IA and IB soils favor the development of shade-tolerant hardwood forests. Group IC soils include excessively to moderately well-drained outwash sands and gravels and favor the development of coniferous, or softwood, forests. Rockingham County soils include 33 Group IA, 13 Group IB, and 12 Group IC soil types (see Table 4, located in the Appendix).

³⁰ Chase, John Carroll. 1926. History of Chester including Auburn. Derry, NH: John Carroll Chase.

³¹ See the Economic Development Chapter of this plan.

³² NH Statutes Chapter 432: Soil Conservation and Farmland Protection.
<http://www.gencourt.state.nh.us/rsa/html/NHTOC/NHTOC-XL-432.htm>

As of the 1997 New Hampshire Forest Inventory, Rockingham County included an estimated 250 thousand acres of moderately, fully, or overstocked timberland. County timberlands supported an estimated 1724.8 million board feet of saw timber, with more than 75 percent in pine/oak/hickory forest types, 22 percent in northern hardwoods, and less than 1 percent each in elm/ash/red maple and aspen/birch.

The forest products industry continues to play an important role in New Hampshire's economy, contributing approximately \$1.5 billion dollars in value of shipments and generating payrolls of \$290 million. Important commercial species in New Hampshire include both hardwoods (red and sugar maple, white and yellow birch, beech, white ash, white oak, and aspen) and softwoods (pine, hemlock, spruce, and fir). Wood is an important energy source both for home heating and biomass energy production, filling approximately 6 percent of heating and electrical demand in the State. Forest-related recreation and tourism contributes an additional estimated \$509 million to New Hampshire's economy.

At the local level, sustainable harvesting provides an economic incentive for forest landowners to maintain their lands as open space rather than yielding to development pressures. For the year ending 31 December 2005, Auburn collected approximately \$6,440 in yield taxes from harvesting activity.

Existing Protections

RSA 31:110 provides authority for the legislative body of any city or town to establish by purchase, lease, grant, tax collector's deed, transfer, bequest or other device, a city or town forest. The main purpose as authorized by RSA 31:111 is to encourage the proper management of timber, firewood and other natural resources through planting, timber stand improvement, thinning, harvesting, reforestation, and other multiple use programs consistent with the forest management program, any deed restrictions, and any pertinent local ordinances or regulations. Auburn does not have any town forests at the present time.

The Town recognizes in its Zoning Ordinance that "forestry, when practiced in accord with accepted silvicultural principles, constitutes a beneficial and desirable use of New Hampshire's forest resource" and that it helps preserve "the rural and open character of the Town." Also acknowledging that poor forestry practices can negatively impact wetland quality, potential timber harvesters must show the Planning Board that any impacted wetlands will be protected and/or restored.

Easements and forest management overlay districts can be effective tools for protecting productive forest lands. In an effort to save open space for forestry in the future, the Town of Auburn should promote and encourage the gift or purchase of conservation easements. Conservation easements provide private landowners a practical option to protect their land while retaining ownership. There are also numerous tax benefits, which make conservation easements attractive for the landowner.

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GEOLOGICAL RESOURCES

Construction Material

For the purposes of this section, construction materials are categorized as fill, topsoil, sand, and gravel. County soil surveys rate road fill and topsoil as “good,” “fair,” or “poor,” and rate sand and gravel as “probable” or “improbable” based on soil characteristics and slope.

Sand and gravel deposits

Sand and gravel are coarse sediments that are used for a variety of construction purposes. Sand and gravel suitable for commercial use with minimal processing are assessed on the following properties: gradation of grain sizes, thickness of the deposit, and content of rock fragments. A soil rated by Natural Resource Conservation Service (NRCS) as a “probable” source of sand and/or gravel has a layer of clean sand or gravel or a layer of sand or gravel that is no more than 12 percent silty fines. The layer must be at least three feet deep and contain no more than 50 percent by weight of large stones. Each soil is evaluated to a depth of five or six feet. Soils not meeting these standards are rated as improbable sources. Coarse fragments of soft bedrock, such as shale or siltstone, are not considered useful. Table 1, located in the Appendix, provides soils identified in the Rockingham County Soil Survey as likely to contain significant, extractable sand and gravel deposits.

Auburn currently has three active excavation areas that the Planning Board regulates through NH RSA 155 – E and the local Earth Excavation Regulations. Table 32 below summarizes the amount of excavated material from each site. Excavation sites must be properly maintained so as to not have an adverse affect on the town’s surface and groundwater as well as other natural resources.

Table 32
Active/Permitted sand and gravel operations in Auburn as of 2007

Site	Area	Location	Status
Garabedian	2 acres	Map 11, Lot 50	Open
Sanborn	1 acres	Map 11, Lot 9	Open
Carlucci	25 acres	Map 2, Lot 25	Not Operating
Town of Candia	15 acres	Map 11, Lot 55	Open

Source: Auburn Town Office, January 2007

Existing Protections

New Hampshire regulates sand and gravel excavation through RSA 155-E, which described permitting requirements, prohibited projects, and operational standards. Auburn adds to this regulation in its Zoning Ordinance, stating that excavation and soil removal are allowed pending confirmation from an independent party that no negative impacts on neighborhood character, water supplies, health and safety, or other features will occur.

ECOLOGICAL RESOURCES

Forest Systems

Forest systems constitute the natural vegetation for most of New Hampshire's landscape. Forests play critical roles in water and nutrient cycling, microclimate regulation, watershed protection, flood control, soil conservation, carbon sequestration, and air purification. They provide important wildlife habitat and contribute to recreation and tourism, education and overall human quality of life. Large areas of unfragmented forest are better able to function ecologically than smaller ones.



Photo: www.nh.nrcs.usda.gov

Hemlock-Hardwood-Pine and Appalachian Oak-Pine are the predominant forest types in Auburn. Hemlock-Hardwood-Pine forest is dominated by Eastern Hemlock (*Tsugac canadensis*), red oak (*Quercus rubrum*), American beech (*Fagus grandifolia*) and eastern white pine (*Pinus strobus*). Other, less abundant species include sugar maple (*Acer saccharum*), red maple (*Acer rubrum*), white ash (*Fraxinus americana*), and yellow birch (*Betula allegheniensis*). This forest type supports 140 native vertebrates in New Hampshire. Species of conservation concern inhabiting this forest type include Timber Rattlesnake, Northern Goshawk, Veery, Cerulean Warbler, Eastern Pipistrelle, Eastern Red Bat, Silver-haired Bat, Northern Myotis, Bobcat, and Black Bear.

Appalachian Oak-Pine forest is dominated by oaks (*Quercus* spp.), hickories (*Carya* spp.), mountain laurel (*Kalmia latifolia*) and sugar maple. This forest type supports 104 native vertebrates in New Hampshire. Species of conservation concern inhabiting this forest type include Timber Rattlesnake, Hognose Snake, Whip-poor-will, Veery, Eastern Pipistrelle, Eastern Red Bat, Silver-haired Bat, Northern Myotis, Bobcat, and Black Bear.

Rare Species and Exemplary Natural Communities

The NH Natural Heritage Bureau³³ documents occurrences of exemplary natural communities and rare plant and animal species in the State. The natural communities represent relatively intact and undisturbed examples of native plant communities. Rare plants and animals fall into four categories: endangered (in danger of being extirpated from the state), threatened (possibly becoming endangered), special concern, and monitored.

³³ Full information is available at the Natural Heritage Bureau website, www.nh.gov/dred/divisions/forestandlands/bureaus.

As shown in Table 33 on the following page, Auburn contains two exemplary natural communities, seven rare plants, three rare birds, one rare reptile, and one rare fish. Of these, six are on the state endangered species list and four are considered threatened. Two of the plants, Appalachian Filmy Fern and Quill-leaved Sagittaria, have “extremely high importance” according to the Bureau. One of the natural communities, black spruce-larch swamp, has “very high importance.”

Table 33
Rare Species and Exemplary Natural Communities in Auburn

Category	Status	Importance
<u>Natural Communities</u>		
Black spruce-larch swamp	N/A	**
Sandy pond shore system	N/A	*
<u>Plants</u>		
Appalachian Filmy Fern	Endangered	****
False Pimpernel	Endangered	*
Prostrate Tick Trefoil	Threatened	**
Quill-leaved Sagittaria	Endangered	****
Sharp-flowered Mannagrass	Endangered	
Spiked Needle Grass	Endangered	*
Wild Lupine		**
<u>Birds</u>		
Common Loon	Threatened	**
Osprey	Threatened	**
Pied-billed Grebe	Endangered	
<u>Reptiles</u>		
Blanding’s Turtle		**
<u>Fish</u>		
Swamp Darter		**

Source: New Hampshire Natural Heritage Bureau, Rare Plants, Rare Animals, and Exemplary Natural Communities in New Hampshire Towns, January 2007

- **** = Highest importance
- *** = Extremely high importance
- ** = Very high importance
- * = High importance

According to the Natural Heritage Bureau, importance rankings “are based on a combination of (1) how rare the species or community is and (2) how large or healthy its examples are in that town.”

Existing Protection

The federal Endangered Species Act affects only federally listed species, none of which are documented as present in Auburn. State regulations protecting rare species are RSAs 217-A, the Native Plant Protection Act, and 212-A, the Endangered Species Conservation Act. Both specify criteria for protection and establish guidelines for protection.

One notable component of the Native Plant Protection Act is that it explicitly states that landowners may take plants on their own lands; also, the Natural Heritage Bureau notes that proposed projects may not be denied solely on the presence of a rare plant. The Endangered Species Conservation Act does not address the question of landowner responsibility or effect on proposed projects. The Natural Heritage Bureau addresses the weakness in the Native Plant Protection Act by stating that it aims to “help landowners protect rarities on their property *voluntarily*.”



Photo: Osprey Cam Library - Audubon Society of New Hampshire

Wildlife Habitat

In Auburn natural wildlife habitats act as a large part of the town’s rural character as well as providing a place for various species to thrive. A habitat is generally defined as a biotic or abiotic environment that supports a particular organism as stated by “Recommendation for the Passive Use Recreation and Educational Opportunities³⁴.” Within these habitats, it is primarily the vegetation that grows naturally within the region that provides food and shelter. Increasing rural residential development can negatively affect wildlife habitats and activities; however with careful planning by local governments the negative impacts humans have on wildlife can be significantly reduced. Planning strategies such as cluster housing with extensive tracts of uninterrupted open space in-between each development is one of the best attempts to preserve natural habitats. However, much of what draws people to Auburn is the obvious “rural charm” of large house lots with neighbors just barely close enough to be present but not seen. As a result Auburn must work hard to preserve the current open space and a natural habitat that is has remaining.

Wildlife, from bears to beetles, can be thought of as conveyor belts that move energy and nutrients within and between ecosystems, and thus play critical roles in ecosystem functioning. Every species requires adequate habitat, the area needed to provide sufficient food, water, and shelter, in order to survive and successfully reproduce. The New Hampshire Fish and Game Department has evaluated the major habitat types in New Hampshire and ranked identified habitat blocks for quality, based on size, distance to nearest road, degree of fragmentation, presence of species of concern, pollution risk, and various other factors. They then identified the top 10 percent of areas of each habitat

³⁴ Department of Natural Resources, Senior Project, Auburn Team, University of New Hampshire (UNH), Durham, NH, December 2005

type within the entire state, and the top 10 percent within each of 10 ecoregions (an area defined by environmental conditions and natural features).

Important wildlife habitat in Auburn includes 5,231 acres of high priority habitat for the State and 1,556 acres of high priority habitat for the Southern New England Coastal Hills and Plain Ecoregion. These lands are identified on the Highest Ranked Habitat Condition Map in the NH Wildlife Action Plan.

High quality hydrological features constitute the most widespread important wildlife habitat type in Auburn. The Town also supports areas of State and regionally significant marsh, peatland, Appalachian Oak-Pine Forest, and grassland. In addition, the NH Fish and Game Department has identified 2,013 acres of supporting landscape in Auburn, most of which is Hemlock-Hardwood-Pine forest. Supporting landscape includes identified wildlife habitat that is not in the top 10 percent of ranked quality within the State or ecoregion (an area defined by environmental conditions and natural features).

Please note that numbers within the table below are not additive, as some habitat categories may overlap (e.g., some, but not all marshes are also peatlands; both marshes and peatlands may occur within extensive forest; and any of the terrestrial habitats may be associated with a high quality hydrological feature).

**Table 34
Acres for Important Wildlife Habitat categories in Auburn, NH.**

Habitat type	State Priority	Ecoregional Priority	Total NSN	Supporting Landscape
Appalachian Oak-Pine Forest	211	0	211	1,301
Hemlock-Hardwood-Pine Forest	0	0	0	1,981
Grassland	0	78	78	0
Floodplain Forest	65	0	0	0
Marsh	296	197	493	42
Peatland	126	59	285	0
Hydrological Features	4,898	1,556	6,454	0

Source: NH Fish and Game Department and the New Hampshire Natural Services Network (NSN)

Existing Protection

De facto protection for wildlife habitat exists within certain land use regulations, such as the Watershed Protection Ordinance (see page 96), but the town has no explicit protection measures in place.

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Open Space/ Land Conservation/Local Resource Protection

New Hampshire Wildlife Action Plan

The New Hampshire Fish and Game Department completed a Wildlife Action Plan (WAP)³⁵ in 2005, in partnership with scientists from academic institutions and non-government organizations as well as state and federal agencies, and with considerable input from stakeholders and the public. The Plan identifies species in greatest need of conservation, priority habitats, conservation threats, and strategies to address the threats. The planning process generated spatial data that identifies 17 habitat types and 7 watershed groupings, and ranks the quality of habitat patches and watersheds. Habitat condition maps identify the 10% highest quality patches of each habitat type and watersheds within each grouping for the state and the 10% highest quality patches and watersheds in each of New Hampshire's 9 ecological subsections. Further analyses can identify the highest quality habitat patches within a specific municipality or other planning area. A map of Conservation Focus Areas identifies concentrations of high quality habitat patches that are important to conserving the State's biodiversity. A Wildlife Habitat Land Cover map shows the distributions of the 17 habitat types throughout the State. The New Hampshire Wildlife Action Plan can be downloaded from the NH Fish and Game Department website.

*New Hampshire Natural Services Network*³⁶

The New Hampshire Natural Services Network (NSN) is a GIS-based tool identifying lands that provide important ecological services that are difficult and expensive to replicate. Loss of these services affects human health, safety, quality of life, and economic opportunity. Created by a collaborative of planning and natural resource professionals, this tool can be adapted for use at multiple scales and refined to incorporate additional data. This framework provides the opportunity to focus in on areas of interest using a consistent, state-wide data set.

The four components of the Natural Services Network are water supply lands, economically important soils, important wildlife habitat, and flood storage lands.

- Water supply lands include highly transmissive aquifers identified by the US Geological Survey and favorable gravel well sites identified by the NH Department of Environmental Services.
- Flood storage lands include 100-year floodplains identified by FEMA and palustrine, riverine, and lacustrine wetlands identified by the USFWS National Wetlands Inventory.

³⁵ www.wildlife.state.nh.us/Wildlife/wildlife_plan.htm

³⁶ The Natural Services Network can help Auburn citizens understand the town's natural assets in the context of a larger region and inform local land use decisions. Further information is available from Conservation Department, New Hampshire Audubon, 3 Silk Farm Road, Concord, NH 03303.

- Economically important soils include prime farmland and farmland of statewide importance identified by the Natural Resource Conservation Service.
- Important wildlife habitat includes habitat of statewide priority and habitat of ecoregional priority identified by the NH Fish and Game Department Wildlife Action Plan.



Photo: Town of Auburn - www.auburnnh.us/

Conservation Lands

New Hampshire RSA, Title 3, Chapter 36A establishes the responsibility and authority of Conservation Commissions. Section 36-A:4 of the statute states that the Conservation Commission may receive gifts of money and property in the name of the town, and the town may appropriate money as deemed necessary for the purposes of open space protection.

The Auburn Conservation Commission currently receives 100 percent of the Current Use penalty tax to support the conservation fund. These funds, which are administered by the Conservation Commission, are used for obtaining property easements or purchasing the development rights of a parcel; purchasing property through fee-simple ownership; or assisting landowners with voluntary protection efforts such as deed restrictions or conservation easements that can be coordinated with non-profit preservation organizations. Private donations may also be made to this fund.

Local Resource Protection Priorities

The Regional Environmental Planning Program (REPP)³⁷ is a partnership between the NH Department of Environmental Services and the nine regional planning commissions across the State. The program began in 1997 and since that time many environmental planning projects have been completed and many more are planned.

In 1998, utilizing funding from DES under the REPP, along with help from the Southern New Hampshire Planning Commission, Auburn produced an inventory of their natural and cultural resources. In 2004, REPP had been renamed to Local Resource Protection Priorities (LRPP), and the Town of Auburn updated their inventory. As shown on Map 12, Auburn has identified 86 areas in Town that are considered to be desirable areas for protection.

In the future, as the Town considers protecting other properties in Auburn for open space or conservation purposes, it would be helpful to utilize the information that has been developed under the Regional Environmental Planning Program (REPP). Furthermore, the Town should consider the development of an open space plan which would put forth policies and actions to assist with future development, as well as aid in the identification and prioritization of the Town's remaining open spaces.

³⁷ For more information on REPP, please visit www.des.state.nh.us/repp/index.html

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The Society for the Protection of New Hampshire Forests

The Society for the Protection of New Hampshire Forest (SPNHF) helps private landowners conserve land donations. Easements leave the land in private hands for forest management and other conservation purposes while permanently prohibiting mining, subdivisions, and development. Land donation became part of the Society's reservation system and is managed for recreation, timber, wildlife habitat, watershed protection, and scenery. Most of the reservations are open to the public.

New Hampshire Land and Community Heritage Commission

The New Hampshire Land and Community Heritage Commission (LCHC) manages a new program that establishes a public/private partnership to protect natural, cultural, and historic resources. Established in May 2000, this program provides matching grants to municipalities and non-profit organizations to help save locally determined open spaces and historic sites. The LCHIP can assist the Town of Auburn in purchasing land for conservation purposes, protect land with conservation easements, or support the stewardship of already protected resources.

One of the criteria used to judge projects is the imminence of threat to the land or property, such as the preservation of endangered structure, and the land conservation projects that are in densely developed or rapidly developing areas of the state. These types of areas shall receive a higher ranking.

Rivers and Trails Conservation Assistance Program

The national park service provides this program and 20 to 33 percent of a staff person's time for 1 year in order to assist a community in developing a trail. The application or funding consists of a letter that describes how a project will meet the following five criteria:

- Resource significance
- Tangible conservation
- Public support
- Project goals
- Broad cooperation

Such a program would be appropriate for a multi town or regional effort.

The Nature Conservancy

The Nature Conservancy is a non-profit, international conservation organization founded in 1951. Its mission is to preserve the plants, animals and natural communities that represent the diversity of life by protecting land and waters they need to survive. The conservancy accomplishes this by purchasing the threatened land and supporting the fragile eco systems and endangered species. Individuals, foundations and grants, and corporate partners fund the program.

Beaver Lake Watershed Partnership

The Beaver Lake Watershed Partnership³⁸ was established in 2003 with the mission of protecting the valuable resources within the Beaver Lake Watershed. Utilizing grant funds from NHDES, the Beaver Lake Watershed Partnership is in the process of developing a watershed management plan that addresses biological and habitat data; open space, land use, and growth management; recreation; water quality; and water quantity in the Beaver Lake Watershed. The Plan will provide guidelines that the three communities can utilize in order to protect the watershed from the effects of development. The watershed encompasses 6,755.97 acres of land, including 28.75 acres in Auburn, 1,781.95 acres in Chester, and 4,945.27 acres in Derry.

Innovative Land Use Planning Techniques Guide

In an effort to address the need for guidance and technical assistance on the Innovative Land Use Controls authorized by RSA 674:21, the New Hampshire Regional Environmental Planning Program (REPP) is in the process of developing a guide with model ordinances and regulations which address a number of innovative land use techniques. The model ordinances and regulations contained in the Innovative Land Use Planning Techniques Guide³⁹ may help Auburn achieve its natural resources goals. The Guide addresses many of the recommendations listed below and should be consulted when and if the town decides to act on these recommendations. Several of the documents have been completed and are available on the New Hampshire Department of Environmental Services website.

³⁸ For more information about the Beaver Lake Watershed Partnership, visit: www.blwp.net

³⁹ For more information on the Innovative Land Use Guide, visit www.des.nh.gov/REPP

Recommendations

1. Identify the Town's most valuable natural resources by conducting a comprehensive natural resource inventory.
2. Conduct a prime wetland study and adopt prime wetlands regulations that will support the Conservation Commissions study of these features.
3. Protect quality of town's groundwater and water supply resources through (easement, acquisition and land use regulations).
4. Identify and protect floodplains and riparian buffers of headwater streams.
5. Seek Prime Wetlands designation for wetlands 5, 6, and 7 identified in the UNH study of the Preston Brook Watershed (see Appendix for summary).
6. Develop a comprehensive Open Space Plan for the Town in order to identify, prioritize and protect the Town's remaining open spaces.
7. Promote and encourage the gift or purchase of conservation easements.
8. Develop regulatory and/or voluntary approaches to encourage limited or no development within the priority areas identified in the Natural Service Network (NSN).
9. Consult the "Innovative Land Use Planning Techniques Guide: A Handbook for Sustainable Development," currently being developed under the NH DES Regional Environmental Planning Program (REPP), as the model ordinances and regulations become available to help the Town of Auburn implement its natural resources goals and recommendations.

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REGIONAL CONCERNS

Community Survey Results

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The following questions and responses are those on the survey that relate to Regional Concerns in the Town of Auburn (see appendix for complete survey results):

What impacts from outside Auburn concern you the most? Check 3 items from the list below.

	Number of Responses	Percent of Responses
Increased Residential Growth	200	22.20%
Increased Traffic	151	16.70%
Growth and Development	151	16.70%
Potential Loss of Agriculture and Farms	93	10.30%
Sprawl	93	10.30%
Potential Watershed Contamination	88	9.80%
I-93 Expansion	60	6.70%
Massabesic Watershed Land Management	46	5.10%
Construction of Exit 4A on I-93	13	1.40%
Massabesic Lake Water Levels	7	0.80%
Total	902	100%

What do you feel are Auburns greatest regional assets? Check 3 items from the list below.

	Number of Responses	Percent of Responses
Rural Character	233	26.70%
Lake Massabesic	220	25.20%
Recreation Trails	165	18.90%
Audubon Center	111	12.70%
Boating and Fishing	77	8.80%
Tower Hill Pond	36	4.10%
Wayne Eddows Recreation Complex	20	2.30%
Town Center	12	1.40%
Total	874	100%

Like many communities, the Town of Auburn can potentially be impacted from actions taken within other communities within the region. There are many impacts on the Town from outside forces that influence local population and housing growth, water resource

protection, transportation, and many other aspects of life. Conversely, actions that occur within the Town of Auburn may have implications elsewhere in the region.

The purpose of this chapter is to examine the variety of external impacts on the Town as well as those created by Auburn on other communities. There is a variety of regional planning programs and organizations that Auburn can participate in and have a voice in these regional concerns.

Based on the community survey results, increased residential growth was the primary concern of respondents, with 22.2 percent stating that it was their greatest concern. Both increased traffic and growth and development tied with the second highest percentage of 16.7 percent.

The greatest regional assets in Auburn were identified as the rural character, with 26.7 percent and Lake Massabesic with 25.2 percent. Recreational trails finished off the top three with 18.9 percent of those who responded stating that these were the Town's greatest regional assets.

Regional Impacts

The Town of Auburn is part of a regional network with implications on housing growth and affordability, water resource protection, transportation improvements, agriculture, and sprawl. Additionally, new projects, such as the widening of interstate 93 will continue to present themselves as time continues. By being actively engaged in regional planning initiatives, the town of Auburn can adequately participate and plan for its future.

Housing Growth

The Town of Auburn has seen a twenty percent growth in total housing units from 1990-2000. In 1990, the US Census reported 1,354 total units in Auburn, with 1,264 of these being single family units, while in 2000 there were 1,622⁴⁰ total units with 1,515 of these being single family units.⁴¹ In 2005, the Building Department reported that there 1,873 housing units in Town, which is a 10.8 percent increase over their figure for 2000. Auburn has been experiencing nearly constant 20 percent growth in housing units for three decades straight. Compared to the county as a whole, whose growth rate from 1990-2000 was only 11 percent⁴², Auburn is certainly a community with a growing demand for increased housing units. However, despite these large increases Auburn remains one of the smaller communities in the region. This may cause rapid growth changes to have greater impacts than would be felt for the same actual changes in a larger community.

Within the SNHPC region, eight of the thirteen communities have adopted growth management ordinances, interim growth management ordinances, or innovative land use controls such as timing incentives and phased development. Three of the communities have adopted growth management ordinances these are: Auburn, Derry, and

⁴⁰ Town Building Inspectors Report indicates that there were 1,690 housing units in 2000.

⁴¹ New Hampshire Housing Finance Authority, 1/5/07

⁴² New Hampshire Housing Finance Authority, 1/5/07

Londonderry. Two of the three communities with innovative land use controls border Auburn: Candia and Chester. The third community is Raymond. The two municipalities with interim ordinances are Hooksett and Weare, with Hooksett bordering the Town of Auburn.

The establishment of growth control ordinances essentially push housing development from one community into another. The maintenance of a growth control ordinance, in the communities neighboring Auburn, creates development pressures on the town that it may not have otherwise. While the establishment and maintenance of similar ordinances in Auburn may shift pressure into other communities, creating impacts elsewhere; there is little else that Auburn can do to balance pressures it may receive for additional housing growth.

In addition to the close monitoring of its own growth control mechanisms, Auburn can also maintain an open dialogue with its neighboring communities, either through one-on-one interactions or in regional forums, to review the regional impacts of housing growth in each community. These conversations may focus on actual growth trends, planning efforts, and growth controls, which all may have regional implications.

Affordable housing

Auburn has become one of the most expensive places in the Southern New Hampshire Planning Region to own a home. The median purchase price for a home in the Town of Auburn in 2005 was \$339,900. The median home purchase price in Auburn was 34.5 percent higher than the median purchase price for the Southern New Hampshire Planning Commission Region as a whole, which stood at \$252,733.⁴³ In 2006, the median home cost in Auburn slightly decreased to roughly \$330,000⁴⁴, which was 30 percent higher than the SNHPC Region average of \$254,100. This trend is quickly making Auburn one of the least affordable communities in the SNHPC region to own a home. This is particularly true for senior households on fixed incomes, younger generations just entering the housing market, and public employees such as teachers, firefighters and municipal staff. The lack of a diverse housing supply, with opportunities for all households, is a chronic problem in the State of New Hampshire, and is not unique to the Town of Auburn.

To adequately meet the state, county, or region's overall demand for a diverse and affordable stock of housing, municipalities must work together so that no single community has a surplus of low-valued housing, while others only have luxury priced housing; maintaining a regional balance of community assets.

⁴³ New Hampshire Housing Finance Authority, "Purchase Price Data for Various Geographic and Political Divisions of New Hampshire" 1/9/07

⁴⁴ Source: NHHFA Purchase Price Database. This figure was taken from a sample size of 47 units: Calculations based on a sample size of less than 50 are highly volatile and not considered valid.

The Housing Chapter of this Master Plan outlines many opportunities for Auburn to help promote affordable housing opportunities for all households. In addition, the Town can participate in a variety of housing related regional forums sponsored by agencies such as SNHPC, the Business and Industry Association, Home Builders and Remodelers Association of New Hampshire, the New Hampshire Housing and Finance Authority, the New Hampshire Office of Energy and Planning, and the Greater Manchester Chamber of Commerce. More information about up to date programs can be obtained by contacting each of the agencies.

Water Resource Protection

As defined by the New Hampshire Department of Environmental Services a watershed is “Land draining to a particular water body; often described as a funnel, where the lake is the bottom of the basin, collecting all the water that falls inside the funnel.” A large portion of the Town of Auburn is located on or adjacent to the Lake Massabesic watershed. This watershed is of vital importance to Auburn and the Manchester regional area. This land is special because it collects and stores water from rainfall or melting snow that provides drinking water for 125,000 people in the regional Manchester area. According to the Manchester Massabesic watershed website, Deer, raccoon, fox, loons, hawks, and many other species of wildlife are part of this watershed. Game fish include large and small mouth bass, white and yellow perch, and the lake is periodically stocked with trout by the N.H. Department of Fish and Game.⁴⁵

The quality of the water is directly related to the quality of the watershed. The Manchester Water Works, the Town of Auburn, and the people of the region who picnic, fish, and hike the watershed should all work together as responsible stewards of this vital natural resource to assure its sustainability as a source of both drinking water, and aesthetic locale for tourism. Lake Massabesic, a name derived from the Indians, meaning "the place of much water," has a surface area of about 2,500 acres and a gross storage capacity of nearly 15 billion gallons. Two large ponds joined at Deer Neck Bridge on Route 28 Bypass comprise the entire lake. The so-called front pond, located on the eastern side of the bridge is within the town of Auburn while the back pond located on the western side of the bridge is divided north and south by the Auburn-Manchester town lines. Together they encompass about 28 miles of shoreline and, when filled to the crest of the main outlet dam, the lake surface elevation is 250.43 feet above mean sea level.⁴⁶

The Manchester Water Works and the Board of Water Commissioners is an excellent resource that the Town of Auburn can utilize when reviewing developments that may adversely impact the watershed. Additionally, the Town of Auburn should continue to carefully review land use ordinances and proposed developments. The Town of Auburn’s current Watershed Protection Regulations section of the zoning ordinance which relates to watershed protection areas sets an effective buffer zone of 125 feet from bodies of water, brooks, streams, ponds and wetland that are within a watershed protection area.⁴⁷

⁴⁵ <http://www.manchesternh.gov/CityGov/WTR/wtrshed/> 1/11/07

⁴⁶ <http://www.manchesternh.gov/CityGov/WTR/wtrshed/> 1/11/07

⁴⁷ http://www.auburnnh.us/forms_regulations/Zoning_Ordinance.pdf

This approach is a sound and sustainable way to assure that Auburn's water resources will be protected from pollution and development and remain a resource for future generations. While the Lake Massabesic Watershed remains the primary water resource for the Auburn-Manchester region, future ordinances and regulations must also seek the sustainability and protection of Auburn's smaller rivers and streams.

Transportation improvements

The major transportation improvements slated for construction by 2010 in the New Hampshire Department of Transportation's Ten-Year Transportation Improvement Plan is the I-93 widening project. This project could have a significant impact on the Town of Auburn, along with other communities along the corridor, in terms of population, housing, and employment growth, and increased traffic.

The New Hampshire Department of Transportation (NHDOT) has been planning the widening of 19.8 miles of I-93, from the Massachusetts border to the I-293 split in Manchester. The intent is to increase efficiency and safety and reduce congestion along this section of the highway. To do this the project will expand the existing two lanes in each direction to four lanes, redesign and reconstruct Exits 1 through 5, construct new park and ride facilities at Exits 2, 3, and 5, expand bus and rideshare opportunities, and reserve median space for a possible future train or mass transit system.

To help mitigate the impacts of the I-93 widening the NHDOT has launched the Community Technical Assistance Program (CTAP), a five-year program. The CTAP will provide technical assistance to communities to enable the implementation of sound land use planning practices in preparation for future growth. This initiative will be a joint effort between communities, state agencies, and nonprofit organizations focusing on the region, raising awareness of growth related issues, and developing innovative smart growth tools and techniques.

The CTAP program is unique in that the NHDOT had not predetermined the specific type or form of assistance that communities can receive. Instead, over the past several months through a series of Work Sessions, NHDOT engaged local governments, local non-profit organizations, community groups, and state, regional, and federal agencies in both planning the technical assistance that is needed and working together in providing this assistance over a five-year period. Fifteen representatives from non-profit organizations will work with representatives from government agencies and the 26 CTAP communities to plan for the future of the region⁴⁸. The results to date have been:

- 1) The development of a regional vision for what the participating communities want their communities to look like in the next 20 years
- 2) A strategic plan of what needs to be done, how to do it, and what obstacles need to be overcome to achieve this vision

⁴⁸ <http://www.rebuildingi93.com/content/ctap/> 1/11/07

- 3) The nomination and election of the 13 member CTAP Steering Committee, which will represent the CTAP communities and help guide the program through the next five years and beyond⁴⁹

The Town of Auburn can continue to stay involved in the I-93 widening and planning process through the Southern New Hampshire Planning Commission (SNHPC). The SNHPC will host informational sessions and disseminate critical information to the impacted communities throughout the process of the I-93 widening project. At present, the Town has 2 representatives on the CTAP Committee.

Loss of Agriculture and Farms

New Hampshire agriculture has changed over the years. Today's industry is quite diverse, encompassing many specialty products, crops, and livestock. The value of New Hampshire's agricultural industry is over \$935 million, including agricultural tourism impacts (fairs, scenic travel, etc).⁵⁰ Farming activity provides the fields, pastures and meadows that buffer New Hampshire's residential and commercial development and affords the views of the hills, valleys and mountains. Without land kept open by farming, there would be no greenbelts around our towns and cities and without farming, there would be no barns, silos, or sugar houses that give our state its special character⁵¹.

In recognizing the importance of the intersection of agricultural land benefits and the expansion of sprawl and development given impetus by population growth, a careful balance must be struck to preserve the identity of our small towns. It is important for Auburn to maintain its rural character in the face of economic and social transition. The major issues relating to the loss of agriculture and farms in the Town of Auburn and surrounding regions is a quality of life issue. As development pressures, expanding from outside the Town, increase in Auburn, so too will the demand for developing agricultural lands. Although the Town does not currently have an active farming industry, agricultural lands should still be protected through open space and conservation efforts. Conservation easements can be used for these types of properties much like they are used for forested lands. Additionally, the Natural Resource Conservation Service is available to assist communities trying to preserve farm and agricultural land.

Sprawl and Smart Growth

Auburn and the Southern New Hampshire region have been growing rapidly in recent years. This growth is putting pressure on rural communities' infrastructure and development patterns. Unguided growth and sprawl may lead to land use patterns that will adversely affect Auburn's natural environment. The expansion of roads and associated infrastructure relating to increased sprawl will lead to additional costs and a greater burden on the taxpayer. Only through smart planning can smart growth be achieved.

⁴⁹ <http://www.rebuildingi93.com/content/ctap/> 1/11/07

⁵⁰ http://www.nh.gov/agric/publications/documents/2006AgriculturalStatistics_000.pdf 1/11/07

⁵¹ http://www.nh.gov/agric/publications/documents/2006AgriculturalStatistics_000.pdf 1/11/07

In 2002, the New Hampshire Office of Energy and Planning (OEP) started a “Smart Growth” planning process with the pilot Towns of Chester, Derry, and Pembroke. Being that the Town of Chester is adjacent to Auburn, some of the recommendations of the report, “A Smart Growth Future for Chester” can be applicable to the problems and solutions that Auburn will deal with in the future when confronting sprawl and development. The report identified sprawl that hurt downtown areas as a main concern explaining:

The resulting pattern of development leaves islands of single uses widely spread apart from each other. In many areas the automobile becomes the only logical way of reaching these far-flung districts. Instead of the traditional mixed use patterns of development, where at least some residential development was directly accessible to downtowns that provided a variety of commercial, industrial, and institutional activities, we have residential subdivisions and office parks far outside of downtown.⁵²

Smart growth would help affirm the values that constitute a town’s particular ethos by providing for a sense of place, a sense of community, and a sense of economy in the planning process. Mix use development, innovative zoning, and open space protection for agricultural and environmentally sensitive land should help minimize the impacts of sprawl, and environmental degradation in Auburn. Increasingly, as cited in the Chester smart growth report, the choices for residential development for the smaller communities within the Southern New Hampshire Planning Commission region are no longer between low density and concentration, but between suburbanization and rural character. To strike the right balance, the town of Auburn must endeavor to involve the town’s citizens in every essential step forward in the planning process. The creative interaction of citizens, developers, and community officials will be the best way to assure implementation of a smart growth pattern that Auburn can use for decades to come.

Manchester Transit Authority Region-Wide Service

As the population of the SNHPC region continues to grow and the central area of the region becomes more urbanized, personal vehicle use will become less convenient and more stressful and demand for public transportation services will grow. The Town of Auburn has seen its population grow from 4,085 in 1990 to 5,177 in 2005.⁵³ This growth in Auburn and the towns outlying the direct periphery of Manchester have led planners and citizens alike to start researching the feasibility of Manchester Transit Authority (MTA) service expansion into adjacent communities.

The regional public transportation goals that the SNHPC have identified for the Draft Regional Transportation Plan FY 2007-2010 include goals that could impact Auburn’s citizens in a positive way by providing options to relieve traffic congestion and disseminate information about regional transportation services. The regional public transportation goals for transit related services are as follows:

⁵² http://www.nh.gov/oep/programs/SmartGrowth/_docs/chester_report.pdf 1/11/07

⁵³ N.H. Office of Energy and Planning “Population Estimates, Town of Auburn”

- 1). To ensure that existing MTA bus services are operating in an efficient and cost-effective manner.
- 2). To investigate opportunities for and promote the expansion of MTA services on a regional scale.
- 3). To identify adequate sources of funding for public transportation services and assist in the establishment of dedicated sources of funding for public transit in this region.
- 4). To disseminate information on transportation services currently available in the region to minimize duplication and improve cost-effectiveness.
- 5). To assist in the coordination of public, private and social service agency-based transportation resources through the use of technical assistance available through the United We Ride initiative and through the development of a Coordinated Public Human Services Transportation Plan.
- 6). To assist member communities to pursue opportunities for transit-oriented development and other practices to encourage transit use.

In the past, Auburn's residents have identified through a number of surveys that the lack of public transportation and the reliance on single occupancy vehicles is one of the most pressing issues the Town faces. By researching the feasibility of region-wide MTA service, towns within the SNHPC region will have a greater impetus to work towards integration of transit services which will impact our environment positively by reducing automobile emissions and lessen congestion and wear on our primary and secondary road's. In July 2006, the SNHPC completed the first phase of the Regional Transit Feasibility Study, which consisted of a comprehensive analysis of existing fixed route bus-services, planning and analysis for the feasibility of region-wide MTA service. Providing public transit is a costly operation, therefore joining with a regional initiative may provide a cost effective solution to this problem. Auburn, through its representation on the SNHPC, can become involved in the MTA region wide service study and investigate the potential for service extending to the Town if there is a significant demand in the future.

Partnership Opportunities

There are a number of opportunities that the Town of Auburn utilize in order to partner with neighboring communities in an effort to collaborate on land use planning efforts. Primarily this can occur through the strengthening of day-to-day relations with the surrounding municipalities. Through open communications between communities, potential regional impacts can be identified and resolved as a joint effort and can minimize unintended consequences of development.

In an effort to further strengthen its relationship with neighbors, Auburn can utilize the review of Developments of Regional Impact (DRI). Per RSAs 36:54 through 58, all municipalities are required to notify abutting communities of any developments of regional impact. SNHPC has created its Developments of Regional Impact Guidelines to facilitate this effort and establish equitable standards for all communities. The intent is to open dialogue between communities in the SNHPC region, encourage all communities to utilize equal standards, provide equal consideration to neighbors, and minimize potential conflicting points of view between communities.

The guidelines were developed with participation from the region's members through a series of roundtable discussions. They outline the process of proceeding with a development of regional impact and establish standards indicating what may be a regional impact. The list of standards, defining potential regional impacts, was developed to clarify or set more specific standards to the definition provided in New Hampshire RSA 36:55. These standards are meant to serve as guidelines while reviewing proposals and are not absolute. They are to be used as indicators of potential regional impacts.

The SNHPC's guidelines go beyond the notice requirements established in the RSAs by recommending that whenever possible, a courtesy notice or memorandum should be sent to the abutting communities and carbon copied to SNHPC, *before* a project has been determined to be a DRI. Additionally, a follow-up phone call should be made to ascertain whether the notice or memorandum was received and whether there are any questions to be answered. The community should then proceed according to State statute and make the DRI determination if appropriate.

Auburn should actively seek the input of abutting communities and the SNHPC if it has a potential development of regional impact. Conversely, if Auburn is notified of a development in an adjacent community, it should use the opportunity to submit comments to the other municipality so that Auburn's interests and needs are heard. SNHPC is available to assist both municipalities as a neutral party when reviewing potential developments of regional impact.

In addition to the Southern NH Planning Commission there are a variety of organizations and agencies that work in a regional capacity that may be of assistance to the Town of Auburn when planning regional efforts and mitigating regional impacts. The following is a brief description of those additional partnership opportunities.

The Metro Center – This is a collaborative effort of the Greater Manchester Chamber of Commerce and the New Hampshire Department of Resources and Economic Development. The Metro Center unites Manchester and 13 surrounding communities, including Auburn, with the Chamber and NHDRED to promote regional level economic development. The Metro Center provides a forum to address regional issues such as new businesses recruitment, I-93 expansion, Airport access road construction, and groundwater withdrawals. The forum will allow the participating communities an

opportunity to react and take a proactive approach to various issues they may collectively face.

Rockingham County Conservation District – The Rockingham County Conservation District (RCCD) has been operating since 1946 as a legal state subdivision. The RCCD provides a variety of services to private landowners, municipalities, and other local interest groups on conservation and natural resource management. They provide technical assistance and guidance on issues such as surface and ground water quality and quantity, non-point source pollution, erosion and sedimentation, storm water management, flooding, wetlands, forestlands, wildlife habitats, and solid waste. The Town currently partners with the Rockingham Conservation District and should continue to do so in the future.

Transportation Advisory Committees – As a function of the Bylaws of the Southern NH Planning Commission, SNHPC can form technical advisory committees (TAC) by functional categories such as housing, intergovernmental relations, transportation, water supply and water pollution abatement, solid waste management, land use, etc. The most common and active at SNHPC is devoted to transportation issues. All member communities have representation on the TAC. The TAC presents regional transportation projects and discusses their feasibility and impacts across the region. Additionally, the TAC provides policy recommendations, on behalf of the municipalities, to the SNHPC staff and the Metropolitan Planning Organization.

New Hampshire Office of Energy and Planning – The New Hampshire Office of Energy and Planning (NHOEP) is a part of the Governor’s Office and serves to implement the policy recommendations of that office. The NHOEP’s general tasks are to implement state policy on smart growth, provide a variety of planning assistance to municipalities, support natural resource protection programs, provide services related to heating fuel assistance and refugee resettlement, ensure reliable energy sources are available, and promote energy efficiency. Possibly the most valuable service NHOEP offers to communities is their training programs. NHOEP sponsors fall and spring planning and zoning conferences with sessions on all planning issues and subjects. Additionally, they maintain the State Data Center, an invaluable planning tool for municipal planning boards.

Local Government Center – The Local Government Center (LGC) was originally founded as the NH Municipal Center in 1941 and reorganized as the LGC in 2003. The Local Government Center's mission is to provide programs and services that strengthen the quality of its member governments and the ability of their officials and employees to serve the public. To do this they provide a variety of services to its municipal members including legal advice, professional recruitment, the Law Lecture Series, a toll-free hotline, enhanced member services, and pooled risk management services.

ECONOMIC DEVELOPMENT

Community Survey Results

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The following questions and responses are those on the survey that relate to Economic Development in the Town of Auburn (see appendix for complete survey results):

- 1. Please indicate the level of importance that the town should give to the following economic development actions:*

Action	Responses					Total Number of Responses	Total Percent of Responses
	Very Important	Important	Somewhat Important	Not Important	Don't Know		
Attract New Development	17.0%	24.1%	25.7%	30.5%	2.6%	311	100.0%
Attract New Small Scale Retail	16.3%	27.5%	25.8%	27.8%	2.6%	306	100.0%
Attract New Large Scale Retail	6.3%	6.9%	12.5%	71.9%	2.3%	303	100.0%
Attract New Light Industrial Development	13.1%	19.5%	28.4%	34.8%	4.2%	313	100.0%
Develop New Industrial Parks	11.7%	12.6%	22.0%	48.9%	4.9%	309	100.0%

- 2. Is there a type of retail business, industry or service that does not exist in Auburn that you wish were available?*

	Number of Responses	Percent of Responses
Yes	195	50%
No	195	50%
Total	390	100%

3. *If yes, what kind? Please check up to three items from the list below.*

	Number of Responses	Percent of Responses
Grocery Store (supermarket)	87	21.1%
Bank	80	19.4%
Pharmacy/Drug Store	79	19.2%
Gym or Fitness Center	32	7.8%
Medical Offices	24	5.8%
General Offices	24	5.8%
Light Industry	24	5.8%
Boutiques	20	4.9%
Dept. Store	13	3.2%
Other: Restaurant	12	2.9%
Dry Cleaner	11	2.7%
Gas Station	6	1.5%
Total	412	100.0%

From the responses received it seems that the respondent population is wary of large scale development especially as it pertains to large scale retail and light industry. The respondents were equally divided on the issue of whether or not there is a need for retail, industry, or services that do not currently exist, as was presented in question two. This ambivalence towards growth can be understood in the context of Auburn’s rural character, small population, New England aesthetic, and citizens desire to control sprawl, which has affected adjacent towns throughout Southern New Hampshire. Auburn’s location also accounts for the desire to limit growth and plan appropriately for economic development. This is due to the fact that one of the regions vital public water sources, Lake Massabesic resides mostly in the Town of Auburn and accounts for a large portion of the Town’s area.

The desire to promote environmental protection and avoid development of Auburn’s vast woodland area is certainly an aspect of this reluctance towards allowing any large scale development to occur. While the general tone of the respondents is against large development, nearly 67 percent of respondents answered that it was either *very important, important, or somewhat important* to attract new development. There is a need for development in Auburn, but it is specific to certain types of development and needs. Respondents identified that if there was a type of retail business, industry, or service that does not exist that residents may want; the top answers were a grocery store, bank, or pharmacy. This pragmatic acquiescence to certain forms of development shows that there is a desire for economic growth, but that growth should be planned intelligently and thoroughly and should proceed at an incremental pace.

Introduction

Economic growth and development can have both a direct and indirect impact upon the quality of life and the image of a community. Overly aggressive economic development can have an adverse impact upon community character, housing, and labor in addition to environmental concerns. At the same time, efforts not to diversify the employment base of the community can leave a town or municipality vulnerable during periods of economic downturn. Therefore, it is important that Auburn is able to strike an appropriate balance between community character and a diversified economic base.

The purpose of this chapter is to discuss the economic base of Auburn, explore current conditions impacting economic development, and review past economic development strategies. This also entails developing recommendation strategies regarding how to best preserve and encourage business development that is consistent with Auburn's scale, location, and rural character.

Previous Economic Development Efforts in Auburn

In general, the need for economic development has not been as important to Auburn as preservation of the Town's rural character through open space and natural resource preservation. Auburn has also had to deal with significant infrastructure issues that have lessened the ability of the Town to achieve noticeable economic development growth. The Town's 2002 Master Plan cited these infrastructure issues stating:

“With the exception of its northwestern section, Auburn's lack of public water, along with the lack of a wastewater system, represents an impediment to an economic development program. Without a municipal wastewater treatment facility, the opportunities for higher density development and business growth are limited.”⁵⁴



Wellington Business Park

The Town evaluated the existing and potential industrial and commercial land and realized that there was a need for additional land for industrial and commercial expansion. While there was continuing diversification of the Town's economic base, a

⁵⁴ Auburn Master Plan, Prepared by: Dufresne-Henry and Coogan, AICP, March 2002.

noticeable hurdle appeared when confronting the issue of affordable housing opportunities. The cost of housing in comparison to adjacent communities was found to be slightly higher. This created an impediment for lower income segments of the population who could not afford the higher housing costs of the Town. Recommendations were made that Auburn should consider zoning amendments and infrastructure improvements in the future and be welcoming to affordable housing initiatives that would help open up the Town to new people and new opportunities.

In the 2002 Plan, employment numbers for each industry showed that the three top employment categories in 1990 were managerial and professional jobs, accounting for 27 percent of employment, while 35 percent of employment was Technical/Sales/Administrative support and operators, fabricators, and laborers accounting for 14 percent. There was no mention of whether or not Auburn had a local chamber of commerce or development authority

The Auburn Development Authority (ADA) was created in 1999 in order to work with prospective businesses and industries that wish to locate in Auburn. The ADA was primarily established to transact the sale of the old rifle range property. The ADA is comprised of 4 appointed officials and 1 representative from the Board of Selectmen. Over the last several years, the ADA has been working with developers on the Wellington Road Business Park, which was approved in 2000. The Wellington Business Park is a high technology business park constructed on 140 acres near Route 101. The planned build-out for the site calls for the development of 11 lots and is estimated to create between 1,750 and 2,000 jobs.



Auburn Village Businesses

Current Economic Conditions

Like many rural communities in the region, Auburn’s residents largely commute outside of Town to reach their places of employment. These characteristics have sometimes been used to describe some of the more rural towns on the periphery of the Manchester metropolitan area as “bedroom communities”. While this is true to an extent, it should not be said that Auburn is doing nothing to increase economic planning and development. Auburn has a diverse employment industry that consists of technical and professional services, real estate, retail trade, accommodations and food service, and administrative

and public administration. However, as seen in the Table 35 on the following page, construction, by far, provides the largest amount of employers by trade. As of January, 2007 there were fifty seven employers for various construction services.⁵⁵

Table 35
Auburn Employers by Industry by Group

Industry Group	Number of Businesses	Percent
Accommodations and Food Service	6	3%
Administrative and Waste Services	10	5%
Agriculture, Forestry, Fishing and Hunting	3	2%
Arts, Entertainment and Recreation	1	1%
Construction	57	30%
Educational Services	2	1%
Finance and Insurance	3	2%
Health Care and Social Assistance	6	3%
Information	4	2%
Other Services, Ex. Public Administration	16	8%
Professional and Technical Services	18	9%
Public Administration	9	5%
Real Estate and Rental and Leasing	13	7%
Retail Trade	20	10%
Transportation and Warehousing	6	3%
Unclassified	1	1%
Wholesale Trade	16	8%
Total	191	100%

Source: NHetwork Employers by Industry Group Title, January 2007

The relatively small number of employers reinforces the fact that the great majority of Auburn’s labor force commute outside of Auburn to their jobs. Auburn’s location on the periphery of Manchester, as well as its proximity to highway access, makes it an attractive location to live. Manchester’s businesses and services provide employment for many of the regions workers. The proximity of Boston to the communities within the Southern New Hampshire Planning Commission Region has also had a profound pull effect upon the region’s labor force.

⁵⁵ Source: NHetwork Employers by Industry Group Title, January 2007

The New Hampshire Economic and Labor Market Information Bureau and the SNHPC reported the following businesses as the largest employers in the Auburn:

Table 36
Auburn's Ten Largest Employers

Employer	Number of Employees
Maine Drilling and Blasting	135
Gemini Electric	130
Auburn Village School	98
Builders Insulation Co.	95
Heritage Plumbing and Heating	51
Pelmac	39
Student Transportation of America	38
Fischer Sports	35
Linear Technologies	34
Sunrise Labs	28

Source: SNHPC

Travel to Work

While the percentage of workers commuting outside of the community has remained constant, the travel time has increased as traffic congestion and growth have increased. The mean travel time to work in 1990 was 25.6 minutes, which increased to 26.7 minutes in 2000. Additionally 14.26 percent of working residents drove over 45 minutes to work daily in 2000, down slightly from 15.37 percent in 1990.

Table 37
Travel Time to Work for Workers 16 Years and Over

Minutes	1990	Percent	2000	Percent
Less than 5 minutes	54	2.48%	33	1.25%
5 to 14 minutes	309	14.18%	364	13.77%
15 to 29 minutes	1051	48.23%	1227	46.41%
30 to 44 minutes	367	16.84%	556	21.03%
45 minutes or more	335	15.37%	377	14.26%
Work at home	63	2.89%	87	3.29%

Source: 1990 Census, SF-3, P50 and 2000 Census, SF-3, P31

According to the 2000 Census, approximately 87 percent of the Town's employed residents were working outside of Auburn, which has remained constant with the figures from 1990, which was 86 percent. A small percentage of residents (11 percent) work out of state, but the majority of residents work in New Hampshire (89 percent). Additionally, of those who work in New Hampshire, the majority work outside of Rockingham County (55 percent). In 2000, Auburn businesses and government employed 332 people or 13 percent of the workforce.

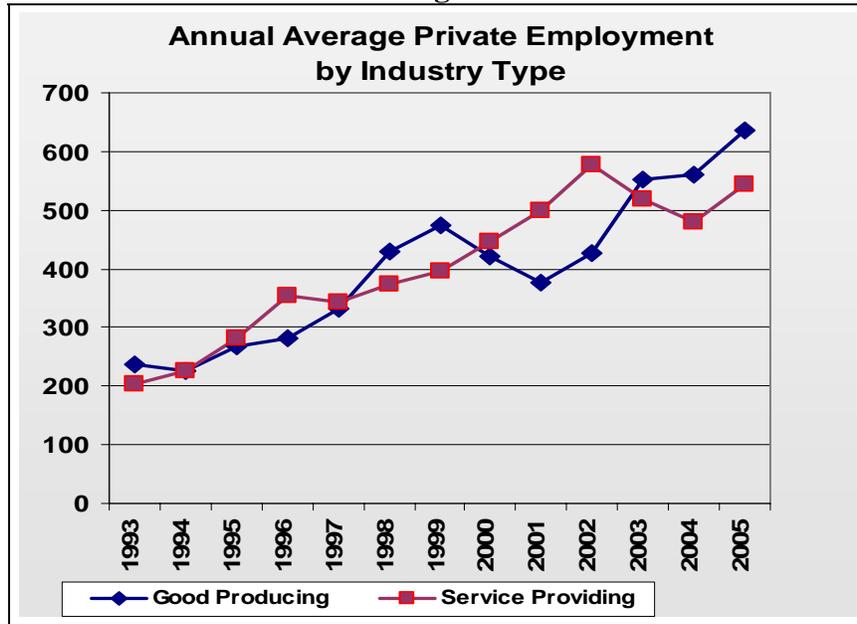
Table 38
Employment by Place of Work - Auburn, 1999

Place of Work	Persons	Percent
Auburn	332	13%
Rockingham County	886	34%
New Hampshire (except Rockingham County)	1466	55%
Outside New Hampshire	292	11%

Source: US Census 2000, SF-3 P26, MCD-to-MCD Worker Flow Files, State of New Hampshire, Work MCD

The figure below demonstrates that the trend in private goods and service producing industries has been upward over the last decade in Auburn. While the data from 2003-2004 shows a slight drop in service providing industries, and a leveling off in the goods producing industries from 2002-2004, growth in both industries was reported from 2004-2005. This bodes well for Auburn, which has experienced low unemployment numbers relative to the other communities within the SNHPC region over the last year.

Figure 9



Source: NH Department of Employment Security, Covered Private Employment by location of employment

Employment

The Town of Auburn's employment numbers are high relative to many of the other communities within the SNHPC region; Auburn's employment numbers correlate with the Town's growth and metro-peripheral status. This status mitigates the chances of large scale employment growth due to the pull effect of the adjacent metro economy. As the table below demonstrates, as of April 2007, Auburn had a civilian labor force of 3,115 residents, 96 of which were unemployed, resulting in an unemployment rate of 3.1 percent. Auburn's unemployment rate was the lowest compared to the other communities within the SNHPC region, as well as the region wide average of 4.2 percent. During this

same period, the Town of Raymond experienced the highest unemployment rate in the region with 4.7 percent, while the second lowest rate of 3.3 percent was seen in Bedford and Goffstown.

Table 39
Unemployment Levels as of April 2007

Municipality	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate
Auburn	3,115	3,019	96	3.1%
Bedford	11,169	10,797	372	3.3%
Candia	2,609	2,519	90	3.4%
Chester	2,737	2,624	113	4.1%
Deerfield	2,253	2,151	102	4.5%
Derry	20,460	19,589	871	4.3%
Goffstown	10,235	9,901	334	3.3%
Hooksett	7,826	7,538	288	3.7%
Londonderry	14,735	14,169	566	3.8%
Manchester	61,831	59,106	2,725	4.4%
New Boston	2,925	2,824	101	3.5%
Raymond	6,155	5,865	290	4.7%
Weare	5,020	4,843	177	3.5%
SNHPC Region	151,070	144,945	6,125	4.2%

Source: Economic & Labor Market Information Bureau, NH Employment Security

Auburn's employment numbers reflect the overall health of the regional and state economy. Job growth is on the rise and development expansion due to the planned infrastructure improvements of the I-93 Highway widening project will expand job growth opportunities into the future. Table 39 below shows the estimated population and employment increases in the SNHPC Region for both the build and no-build scenarios for the I-93 expansion project.

Table 40
NHDOT I-93 Expansion Population and Employment Projections, SNHPC Region

Municipality	Current 2000		No-Build 2020		Build 2020	
	Population	Employment	Population	Employment	Population	Employment
Auburn	5,000	400	7,133	825	8,865	1,047
Bedford	18,000	12,000	24,906	19,932	27,186	21,300
Candia	4,000	300	5,408	449	6,425	601
Chester	4,000	200	5,623	323	6,369	400
Deerfield	4,000	200	5,543	321	5,989	383
Derry	34,000	7,000	44,706	9,009	47,672	9,876
Goffstown	17,000	3,000	21,394	4,523	23,328	4,913
Hooksett	12,000	6,000	15,794	8,555	17,455	9,497
Londonderry	23,000	8,000	33,069	11,700	37,250	12,583
Manchester	107,000	60,000	117,972	82,182	121,438	87,883
Raymond	10,000	2,000	13,723	3,313	14,600	3,464

Source: Department of Transportation FEIS, April 2004

Based on NHDOT's projections, by the year 2020, the I-93 expansion is estimated to increase employment in Auburn 162 percent above the 2000 figures and increase the population 77 percent above the 2000 figures. Under the "no-build" scenario, the population is projected to increase 43 percent, while employment is projected to increase 106 percent. The projections indicate that even without the expansion of I-93, Auburn is expected to experience a significant increase in employment over the next two decades.

Tax Base

The economic base of any community can be defined as all the sources from which the town receives revenue. In general, the more diverse the economic base, the lower the per capita tax burden. In Auburn, as with most surrounding communities, the primary source of revenue is property taxes, with the greatest percentage of those taxes coming from residential properties. Table 40 below illustrates the tax rate comparison between Auburn and the rest of the SNHPC region. In 2006, Auburn's total tax rate was the lowest in the SNHPC region at \$13.30 and Goffstown had the highest tax rate in the region with \$24.68

Table 41
Property Tax Rate, SNHPC Region - 2006

Municipality	Town Valuation	Town Tax	Local Education Tax	State Education Tax	County Tax	Total Tax
Auburn	\$669,128,033	\$1.47	\$8.70	\$2.24	\$0.89	\$13.30
New Boston	\$611,464,248	\$2.05	\$10.32	\$2.03	\$0.9	\$15.30
Weare	\$882,139,926	\$2.76	\$10.28	\$2.09	\$0.92	\$16.05
Bedford	\$3,085,197,931	\$2.85	\$9.92	\$2.49	\$1.08	\$16.34
Manchester	\$9,589,899,446	\$7.96	\$5.36	\$2.48	\$1.05	\$16.85
Deerfield	\$562,403,759	\$2.56	\$12.01	\$2.15	\$0.81	\$17.53
Chester	\$556,895,700	\$4.37	\$10.74	\$2.26	\$0.85	\$18.22
Londonderry	\$3,267,784,875	\$4.44	\$10.55	\$2.43	\$0.86	\$18.28
Candia	\$366,691,810	\$3.75	\$11.53	\$2.64	\$1.02	\$18.94
Raymond	\$955,151,785	\$4.96	\$11.34	\$2.14	\$0.83	\$19.27
Derry	\$2,951,488,988	\$7.50	\$11.32	\$2.41	\$0.93	\$22.16
Hooksett	\$1,274,733,978	\$6.17	\$11.15	\$2.84	\$2.52	\$22.68
Goffstown	\$1,248,659,200	\$8.22	\$12.35	\$2.86	\$1.25	\$24.68

Source: NH Department of Revenue Administration, Municipal Services Tax Rates 2006

Table 42
Total Local Assessed Valuation by Property Type, Auburn 2006

Type of Property	Total Local Assessed Valuation	Percent of Total
Commercial/Industrial	\$ 44,075,500	6.5%
Residential	\$ 625,005,138	92.5%
Other	\$ 6,448,695	1.0%
Total Value	\$ 675,529,333	100.0%
Residential to Commercial/Industrial Ratio :		14:1

Source: Town of Auburn MS-1 Report, September 2006

Using the combined values for residential properties and the commercial/industrial properties, the overall percent of the total tax valuation is 92.5 percent residential and 6.5 percent commercial/industrial. This represents a ratio of roughly 14 to 1. Theoretically, in order to achieve a balance in land use, the ideal ratio would be 10:1 where there is a significant increase in commercial and industrial valuation compared to current development.

Income Characteristics

Auburn has one of the highest median household incomes in the SNHPC region. The 2000 Census reported Auburn’s median income as \$70,774, second only to the Town of Bedford which was \$84,392. Both the 1990 and 2000 Census shows that the largest income cohort by household for the Town of Auburn was the \$50,000 to \$74,999 cohort. Table 41 below shows a remarkable increase in the number of households whose income ranged from \$75,000 to \$99,999. The number of households in this cohort increased from 108 in 1990 to 347 in 2000. This represents a two hundred and twenty one percent increase over a ten year period. From 1990 to 2000, the bottom four income cohorts witnessed an overall decrease while the top five income cohorts witnessed an overall increase. These comparisons draw notice to the growing income inequality in Auburn. Some of the reasons for this gulf between income cohorts may be attributable to the lack of availability of affordable or workforce housing opportunities for lower income families.

The SNHPC region as whole has a more moderate distribution of income cohorts; however, the SNHPC region has also witnessed a growth in household income disparity with sharp increases in the top three household income cohorts. Housing opportunities, as well as educational opportunities, play a vital role in the distribution of household income levels.

Table 43
Households by Household Income

Household Income	1990 Households				2000 Households			
	Auburn		SNHPC		Auburn		SNHPC	
Less than \$10,000	99	8%	8,061	10%	45	3%	5,724	6%
\$10,000 to 14,999	45	3%	4,383	5%	35	2%	3,991	4%
\$15,000 to 24,999	44	3%	10,332	13%	57	4%	9,253	10%
\$25,000 to 34,999	130	10%	12,066	15%	91	6%	10,320	11%
\$35,000 to 49,999	374	28%	18,484	23%	190	12%	15,427	17%
\$50,000 to 74,999	414	31%	17,651	22%	466	30%	22,642	24%
\$75,000 to 99,999	108	8%	5,652	7%	347	22%	12,877	14%
\$100,000 to 149,999	89	7%	2,438	3%	196	12%	8,649	9%
Greater than \$150,000	14	1%	1,116	1%	146	9%	4,311	5%
Median HH Income	\$49,059		\$39,300		\$70,774		\$52,100	

Source: 1990 and 2000 US Census

Future Economic Conditions

A number of factors influence the economic base of Auburn. Some of these factors are geographic location, land/building availability, home/business occupations, water and sewer coverage, and natural constraints. Each factor is associated with a multitude of sub-issues which are no less complex. The relationship between tax base and economic development requires an analysis of tax revenues from different types of facilities such as commercial/industrial, mixed use, and residential. The costs of services may also prove to be tax positive or tax negative relative to the type of facility. Many fiscal impact studies have been conducted at the municipal level in New Hampshire and other states. In general, it has been found that commercial/industrial use is tax positive relative to the cost of community services while residential development is revenue negative relative to the tax base and the cost of services.

However, any assessment must take into account the impact that development will have upon community character and environment. Auburn must balance commercial and industrial expansion with citizen's demand to ensure the Town's rural character. Just because the cost of community services for commercial facilities may be tax positive does not mean that commercial and industrial growth should trump other interests. Future economic development in Auburn will surely balance the desire to conserve natural resources, open space, and cultural and historic resources.

Auburn's vast woodlands and water resources are primary reasons why its citizens do not want large retail or commercial expansion. Large scale development could hurt the vital natural resources of the community and detract from the rural atmosphere. The Community Survey results, which are included at the beginning of this chapter, and the Community Profile results, reflect the community's desire to avoid large scale commercial and retail expansion. Many of the participants felt that attracting new large scale retail and industrial parks was not important. However, at the Auburn Community Profile, participants felt that light manufacturing uses would be most appropriate in Town.

Clearly, the Town's residents value the rural environment and abundant natural resources that surround them. While it remains important to study the growth of light industrial and commercial development and the impact that the commercial and industrial zoned land near the Route 101 and I-93 intersection have on the Town's economic base, there is no need for large scale expansion at the expense of environmentally important lands.

Future Employment Trends

As in many rural bedroom communities, Auburn's future economic well-being is closely linked with the economic climate of Southern New Hampshire. Assuming that Southern New Hampshire's economic prosperity continues, Auburn residents will have favorable employment opportunities within a reasonable distance of their homes. The region's economic prospects should be viewed as a catalyst for Auburn's own economic development in order to expand ventures on a local level.

Situated in Western Rockingham County, Auburn residents are likely to be affected by the employment trends for the county. The industries in Rockingham County expecting the largest percentages of growth between 2004 and 2014 are Health Care and Social Assistance (35.6 percent), Information (31.4 percent), Arts, Entertainment and Recreation (27.3), Administrative and Waste Services (26.9 percent), and Professional, Scientific and Technical Services (25.2 percent). A 1.6 percent decrease is expected in Manufacturing related jobs and a 0.2 percent decrease in Utilities.

**Table 44
Employment Projections by Industry for Rockingham County, 2004-2014**

INDUSTRY	Base 2004	Projected 2014	Actual Change	Average Annual Percent Change	Percent Change
Total Employment, All Occupations	148,469	175,897	27,428	1.8%	18.5%
Goods Producing Industries	21,943	23,089	1,146	0.52%	5.2%
Agriculture, Forestry, Fishing, and Hunting	270	302	32	1.2%	11.9%
Mining	57	60	3	0.5%	5.3%
Manufacturing	14,419	14,187	-232	-0.2%	-1.6%
Construction	7,197	8,540	1,343	1.9%	18.7%
Service Providing Industries	113,871	138,882	25,011	2.2%	22.0%
Utilities	1,102	1,100	-2	0.0%	-0.2%
Wholesale Trade	6,485	7,777	1,292	2.0%	19.9%
Retail Trade	25,712	31,382	5,670	2.2%	22.1%
Transportation and Warehousing	4,910	5,623	713	1.5%	14.5%
Information	2,666	3,504	838	3.1%	31.4%
Finance and Insurance	6,284	6,926	642	1.0%	10.2%
Real Estate and Rental and Leasing	1,919	2,251	332	1.7%	17.3%
Professional, Scientific and Technical Services	6,708	8,397	1,689	2.5%	25.2%
Management of Companies and Enterprises	2,346	2,890	544	2.3%	23.2%
Administrative and Waste Services	7,062	8,964	1,902	2.7%	26.9%
Educational Services	10,797	13,320	2,523	2.3%	23.4%
Health Care and Social Assistance	12,635	17,130	4,495	3.6%	35.6%
Arts, Entertainment, and Recreation	2,941	3,744	803	2.7%	27.3%
Accommodation and Food Services	12,177	14,390	2,213	1.8%	18.2%
Other Services, Except Government	4,621	5,524	903	2.0%	19.5%
Total Government	5,506	5,960	454	0.8%	8.2%
Self-Employed and Unpaid Family Workers	148,469	175,897	27,428	1.8%	18.5%

Source: Economic & Labor Market Information Bureau, NH Employment Security

Geographic Location: In many ways, geographic location is one of the most significant contributors to Auburn’s economic base. The amount of open space and proximity to a major metropolitan area have made Auburn a prime area for residential development. The natural assets of the community make it a desirable place to own a home and the adjacent metro area provides a pool of economic opportunities for the Town’s residents. In considering future economic expansion, emphasis should be placed on the goal of maintaining the attractiveness and cleanliness of the local environment which will help to maintain the character of the local economy.

Land/Building Availability and Zoning: Auburn has a land area of 16,299 acres of which roughly half remains undeveloped. The term ‘developed’ means land in use for residential, public, commercial, or industrial purpose, as well as land used for utilities and streets. There are approximately 214.2 acres of land in Auburn that are currently developed for commercial and industrial use, which represents only 2% of the SNHPC regions commercial and industrial land⁵⁶.

Home/Business Occupations: Home occupations are an important component of the local economy of Auburn. Home offices, businesses and shops are regulated under Article 4 of the Town’s Zoning Ordinance and are permitted by right or by special exception in the residential zones, and allowed by-right in the commercial-two (C-2) zone. The ordinance states that home businesses, offices or shops are permitted as an accessory use, following the established rules in terms of employees, parking, outdoor storage, improvements, and noise. The Town does not currently have any type of mechanism in place to track the home occupations in Auburn. The Town should consider establishing a Town Business License in order to keep track of all home occupations and businesses operating in Auburn and to ensure compliance with local regulations.

Water/Sewer Coverage: Auburn has limited access to public water and sewer systems. These circumstances have hindered the development of certain types of commercial and industrial development. Even with a small scale development approach there will still be the need for certain infrastructure requirements. Manchester Water Works currently provides franchised service to the northwest corner of Auburn, with extensions granted to users who pay all costs associated with the extension. The service area extends along Manchester Road, Rockingham Road, and Dartmouth Drive. The remaining areas in Town are served by on-site water systems from local aquifers and on site septic systems. At present, the Town is looking into a possible expansion of the sewer to the Wellington Business Park. The Town is utilizing their CTAP discretionary funds for this purpose.

Regional Components Essential for Business Vitality

There are relatively few economic initiatives that are getting regional attention since much economic planning in the region is done at the town or municipal level. Transportation planning is a noticeable exception due to the economic impacts associated with the I-93 widening project. The Southern New Hampshire Planning Commission (SNHPC) assists with identifying transportation issues and their intersection with

⁵⁶ SNHPC, Regional Comprehensive Plan, November, 2006.

economic interests. The SNHPC works with Auburn and other communities within the region to identify areas experiencing traffic congestion and to plan for future needs. In turn, the SNHPC works with NHDOT to prioritize these issues and to obtain funding where possible.

A number of regional issues have been identified by the SNHPC, but there are no dominant regionally effective organizations in place to address these concerns:

Affordable Housing: This has become an extremely important issue within the SNHPC region. The state as a whole will have to better provide affordable housing opportunities for its workforce as well as for lower income families. The southern region of the state will face the most serious demand for housing as population continues to increase. Housing demand will continue to soar and there will be a corollary upward pressure on prices. For community business to expand there must be an ample supply of affordable housing for the state and regions workforce.

Labor Supply: Both the quantity and quality of the town and the region's work force will be a vital determinant of future economic growth. The skills and educational attainment of Auburn and the region's labor supply are tied into the way municipalities deal with education funding. Although it is beyond the scope of the town to identify the future technical skills that would benefit Auburn and the region, this investigation could be taken up by local business and organizations in cooperation with local schools.

Child Care: High quality, affordable childcare is an essential ingredient in the recipe for economic vitality. Auburn should investigate its capacity related to child care opportunities, perhaps even establishing a Child Care Task Force which could have regional implications in the availability of childcare in Auburn.

Land Use Strategies to Promote Economic Development

Tax Increment Financing (TIF): There are other opportunities Auburn can leverage to promote economic development. Tax increment financing (TIF) is an innovative tool that uses tax revenue from new developments, in designated areas, to pay for new infrastructure to serve those new businesses, expansions, and residential developments. The State of New Hampshire grants municipalities the authority to create TIF districts through RSA 162-K:1-15. However, TIF districts have numerous legal considerations and requirements if they are to be established. Tax increment financing is an attractive means of providing economic development incentive within the community without taking resources from other community projects and needs. Currently the Towns of Derry, Hooksett, and Londonderry are the only towns in the SNHPC region which have adopted TIF districts.

Performance Zoning: This approach to zoning is an alternative to conventional zoning approaches. As opposed to developing a prescriptive zoning scheme, which dictates permitted uses and uses by special exception, performance zoning allows a wide range of uses, provided that such uses meet environmental, aesthetic, and other performance

standards. In addition to providing specific performance standards, such ordinances also include incentives for developers to build better projects. Common examples include increased density, height, setback, and other dimensional bonuses in exchange for greater landscaping; donation of off-site property for a public purpose; location of parking to side or rear of buildings; or construction of public art. Performance zoning is slowly being utilized in New Hampshire. Presently, the Towns of Bedford and Hooksett have adopted such ordinances.

Recommended Land Use Changes to Promote Economic Development

In order to increase opportunities for economic growth and to protect the rural character and natural resources of the community, the following concepts and zoning changes are recommended.

Architectural and Design Performance Standards

One of the most important issues to the residents of Auburn is the preservation of the unique rural character of the community. This issue was strongly expressed in the Master Plan Survey, as well as the Community Profile. While growth is the single threat to the rural character of Auburn, residents have expressed concerns that large developments could detract from the rural character of the community. The issue of aesthetic appeal and the compatibility of commercial and industrial development in relation to the town's rural character are also becoming increasingly important as the community grows. While many residents have expressed a desire for various types of services, such as banks, grocery stores and drug stores, the traditional styles of corporate architecture, as exhibited by Dunkin' Donuts, McDonald's, Rite Aid, CVS, etc., detract from the community. To protect the character of the community, and at the same time provide opportunities for commercial growth, numerous municipalities in the state, including Concord, Bow, Goffstown and Wolfeboro for example, have adopted architectural design ordinances or guidelines to help developers plan projects so that they are more compatible with the community's character. Some of the standards typically enacted cover landscaping, building façade, signage, parking and buffering.

Building Facades

Building facades are the most prominent component of an attractive commercial site. Municipalities may enact site plan regulations to ensure that development is aesthetically appealing and appropriate to the community. Rather than allowing any type and style of structure to be built, the Town of Auburn could require the development of sites that are more consistent with the scale and historic character of the community.

There are two guidebooks that the Planning Board could use to begin to address this issue: *Model Non-Residential Site Plan Regulations*, June 2002 and *Non-Residential Development: Community Character Guidelines*, August 2000. Both handbooks were prepared by the Nashua Regional Planning Commission for use by communities in New Hampshire. In addition, the Town of Bennington, VT has adopted design standards for buildings within its planned commercial district (a copy of these standards is available from SNHPC). The standards also address a variety of elements, including site planning

and landscaping, building scale and massing, building height and roof design, building proportions, fenestration, materials and colors.

Landscaping, Signage and Buffering.

As with building façade, the Planning Board could consider developing more concise regulations relating to landscaping, signage and buffering. Such standards would lay out the exact location and planting densities necessary for commercial and industrial development.

Fiscal Strategies and Resources

The following is a list of resources that could be employed by the Town of Auburn to help encourage and promote economic development.

Community Development Block Grant (CDBG) funds are a valuable resource available for funding a variety of public needs. In addition to funding affordable housing programs and community centers, CDBG funds can also be used for economic development projects. Such projects could include expansion of public water and sewer facilities or loans to help businesses or industries build or expand. In 2005, New Hampshire received a total of 10.5 million dollars in CDBG funds and through the grant process these funds were allocated to communities across the state. The total grant award to New Hampshire communities in 2006 was \$3.8 million.

The Community Development Finance Authority (CDFA) provides financial and technical assistance to community development corporations, worker cooperatives, and certain municipal entities. CDFA administers a variety of economic development grant programs, including the Economic Development Ventures Fund, Tax Credit Program, Community Development Investment Program, and various discretionary grants.

TRANSPORTATION

Community Survey Results

In an effort to actively seek out and consider input from as many as possible, a Community Survey was mailed out to all residents and property owners in the Town on August 15, 2006. The Community Survey was also available at Town Hall and on the Town website. A total of 343 responses were received from a total of 2,163 surveys distributed. The survey results produced responses to questions concerning transportation issues in the Town. Information was compiled regarding attitudes towards issues such as traffic, dangerous intersection and roadway locations, alternative modes of transportation and the need for improvements. The questions and responses from the survey that relate to Transportation in the Town of Auburn can be found at the end of this chapter (see appendix for complete survey results).

When asked which road or intersection in Town posed the most serious threat to safety, 45.8 percent of the respondents indicated that the intersection of Route 121, Hooksett Road and Raymond Road was the most dangerous. The Route 28 By-pass ranked second with 8.9 percent. Speeding was listed as the most pressing transportation problem in Town, with 16.7 percent and Road Quality second, with 12 percent. Most respondents felt that the overall road conditions in Town were satisfactory with only 8.4 percent stating the roads were in poor condition.

Introduction

The purpose of the Transportation chapter is to identify highway and other transportation issues of concern to Auburn officials and residents and to recommend proposed actions. Transportation Planning is a local and State responsibility and the majority of the long-range transportation planning occurs at the regional and State levels. Since land use and transportation issues are so inextricably linked, this Chapter will devote some discussion and analysis to transportation concerns in the context of land use issues, when appropriate. Local officials and Planning Board members have expressed concern with transportation improvements that tend to promote haphazard growth (i.e. sprawl) and thereby manage and preserve transportation improvements for future users.

Auburn's proximity and accessibility to the greater Manchester area via NH 101, Interstate 93 (I-93) and Interstate 293 have historically contributed to the Town's role as a predominantly residential "bedroom" community. Figures included in the 2000 Census estimated that approximately 88 percent of Auburn residents commute to other towns for employment. Auburn shares the concern of many other communities in the area of how it will deal with the anticipated additional growth that will be experienced as a result of the planned I-93 improvements. The widening of I-93 and the impacts of the project are likely the most important transportation issues to be faced by the Town of Auburn in the foreseeable future. This chapter will identify specific issues related to this project and its impacts on the Town.

Roadway Classification

Municipal roads and highways are classified according to administrative functional classification systems. Administrative classification systems define the roles and responsibilities of the various government agencies responsible for activities such as construction and maintenance. The road and highway network within a municipality can be defined through a functional classification system based on the role that a roadway facility serves, based on the magnitude of traffic it carries and the specific function it serves within a network hierarchy. The following sections describe functional and administrative classification systems as they relate to roadways in the Town of Auburn.



NH 101 Eastbound Bridge, Auburn

Functional Classification

General functional classifications of the three roadway functional types as found in Auburn are as follows:

- **Arterial Streets** are intended to carry traffic from collector streets to the system of highways; that is, to move through traffic to and from major attractors.
- **Collector Streets** carry traffic between local streets and the arterial system; they are intended to collect and distribute traffic in minor traffic generating areas.
- **Local Streets** provide primarily for access to abutting properties.

The Town of Auburn has the following classification system for local roadways:

- **Local Arterial Roads** include Hooksett Road, Bunker Hill Road, Wilson's Crossing Road, Candia Road and Rockingham Road.
- **Local Collector Roads** include Pingree Hill Road, Eaton Hill Road, Rattlesnake Hill Road, Chester Turnpike, Dearborn Road and Raymond Road.
- **Local Roads** include all other paved roads not designated as Local Arterial or Local Collector roads.
- **Local Gravel Roads** include Silver Hill Road, Nutt Road and Lovers Lane.

Administrative Classification

Administrative classification of roadways in the State of New Hampshire is based on information contained in *New Hampshire Planning and Land Use Regulation*. Highways under state maintenance and control include Class I, II, and III highways. Class IV, V and VI highways are under the jurisdiction of municipalities. A general description of the administrative roadway classification from *New Hampshire Planning and Land Use Regulation* is as follows:

- Class I highways consist of all existing or proposed highways which are part of the primary state highway system excepting all portions of such highways within the compact sections of 27 towns and cities listed in RSA 229:5, V.
- Class II highways consist of all existing or proposed highways on the secondary state highway system, except those portions of such highways which are within the compact sections of 27 towns and cities listed in RSA 229:5, V.
- Class III, Recreational Roads, consist of all roads leading to, and within, state reservations designated by the legislature.
- Class III-a, highways consist of new boating access highways from any existing highway to any public water in the state.
- Class IV, Town and City Streets, consist of all highways within the compact sections of 27 towns and cities listed in RSA 229:5, V. The extensions of Class I and Class II highways through these areas are included in this classification.
- Class V, Town Roads, consist of all other traveled highways which the town has the duty to maintain regularly.
- Class VI, Unmaintained Highways, consist of all other existing public ways, including highways discontinued as open highways, highways closed subject to gates and bars, and those highways which have not been maintained by the Town in suitable condition for travel for a period of five years or more.
- Scenic Roads are special town designations (by vote of the town meeting) of any road, other than a Class I or Class II highway, where the repair, maintenance, reconstruction, or paving work shall not involve or include the cutting or removal of trees, or the destruction of stone walls, except as provided for under RSA 231:158.

Table 44 on the following page presents a summary of administrative classified roadway mileage in Auburn. This information was provided by the NHDOT and revised based on updated figures the Town received from the New Hampshire Department of Safety. As

of 2007, there were approximately 74.25 miles of public roads in the Town. Approximately 7.1 and 8.4 miles, respectively, of Class I and Class II highways exist in the Town. There are no Class III and Class IV roads in Auburn. The majority of the town's roads, approximately 50.85 miles, are Class V Town Roads. There are approximately 7.9 miles roads currently classified as Class VI in Auburn. The Town's classified roadway mileage is summarized in Table 45 on the following page.

Table 45
APPROXIMATE HIGHWAY MILEAGE

Road Classification	Miles
Class I	7.1 miles
Class II	8.4 miles
Class V	50.85 miles
Class VI	7.9 miles

Source: NHDOT (2003) and Town of Auburn

Traffic Flows

Existing Conditions

The SNHPC's annual regional traffic counting program and data from the SNHPC regional travel demand model were used to compile existing traffic volumes on the roadway network of the Town. Existing (2005) average annual traffic volumes (AADT) on selected roadways in the Town are shown on Map 13 on the following page.



Photos: www.rebuildingi93.com

The State of New Hampshire Ten Year Transportation Improvement Plan 2007-2016 includes an evaluation of traffic congestion on the State highway system. Information on traffic congestion on the major highway links in the Town of Auburn is included in this evaluation. In the document, congestion is measured by level of service, which is an indication of how well traffic flows on the highway system. Level of service (LOS) is expressed by a letter grade with LOS A representing little or no congestion and LOS F representing a roadway link operating at capacity. The information presented in the document indicates that portions of the State roadway network in Auburn are currently operating at LOS A and B with little or no congestion. These roadways include the eastern portions of NH Route 101 and the southern portion of NH Route 121. Other portions of the roadway network are operating with moderate congestion (LOS C and D). These roadways include the western portion of NH Route 101, NH 28 Bypass and the northern portion of NH Route 121 in the vicinity of NH Route 101.

Future Conditions

Traffic volumes for the “existing” base year condition were projected to the 2025 “horizon year” utilizing a growth rate from the regional travel demand model. These projections were completed in order to provide information on future traffic conditions in Auburn. The 2025 projected AADT traffic volumes were developed for those locations chosen for the base year analysis. The 2025 projected AADT traffic volumes are shown on Map 14.

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Traffic Accidents

Crash data was obtained from the Auburn Police Department for the three-year period from 2004 to 2006. During this period, there were a total of approximately 243 accidents in Town. For the three year period, the four roadways with the most accidents were Chester Road (41 accidents), Londonderry Turnpike (34 accidents), Hooksett Road (33 accidents) and Manchester Road (21 accidents). The data also indicated that approximately 33 percent of the total accidents occurring during the period from 2004 to 2006 involved personal injuries. During this period one fatal accident occurred on Manchester Road. This data is summarized in Table 46 below.

**Table 46
High Accident Mid-Block Locations in
Auburn, 2004 - 2006**

Location	Total
Chester Road	41
Londonderry Turnpike	34
Hooksett Road	33
Manchester Road	21

Source: Auburn Police Department

Crash data received from the Town was also used to identify high accident intersection locations in Auburn, and this information is summarized in Table 46 below. Table 47 shows that for the period from 2004 to 2006, the three highest intersection accident locations were Hooksett Road/Old Candia Road, NH Route 101/Hooksett Road and Chester Road/Bunker Hill Road. During the three-year period, the Hooksett Road/Old Candia Road and NH Route 101/Hooksett Road intersections both had a total of six accidents while the Chester Road/Bunker Hill Road intersection had five accidents.

**Table 47
High Accident Intersections in
Auburn, 2004 - 2006**

Intersection	2004	2005	2006	Total
Hooksett Road and Old Candia Road	0	4	2	6
Hooksett Road and Route 101	2	2	2	6
Chester Road and Bunker Hill Road	2	2	1	5
NH 121/Hooksett Road/Raymond Road	0	1	0	1

Source: Auburn Police Department

NHDOT Ten-Year Transportation Improvement Program/SNHPC Transportation Improvement Program

The current version of the NHDOT Ten Year Transportation Improvement Plan (2007-2016) includes one project in Auburn. Project 14082 is a municipally-managed State Aid Bridge project involving replacement of the structure carrying Dearborn Road over Preston Brook. This project was completed in 2003 and the Town received the funding

for the project in 2006. Subsequent versions of the Ten-Year Plan will be updated to reflect this change.

The SNHPC FY 2007 – FY 2010 Transportation Improvement Program (TIP) represents a vital link between plan development and the implementation of transportation projects where plans are converted into specific improvement projects and then programmed for implementation on the basis of priority and fiscal constraint. The FY 2007 – FY 2010 TIP was developed using projects in the SNHPC region contained in the first three years of the NHDOT Ten Year Transportation Improvement Plan. The SNHPC TIP is a staged multi-year program of regional projects for the SNHPC Metropolitan Planning Organization (MPO) area. The TIP is updated by the MPO in accordance with joint federal metropolitan planning regulations, 23 CFR 450, issued by the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA), U.S. Department of Transportation.

The selection of projects for inclusion in the FY 2007 – FY 2010 TIP began on February 17, 2005 when the SNHPC Technical Advisory Committee (TAC) met to begin the update process and to receive input from members regarding projects for the NHDOT 2007-2016 Ten-Year Highway Plan. The SNHPC, on behalf of its member communities, is required to participate in the TIP process of project implementation that includes updating the document biannually. The TIP process begins during the Fall of even-numbered years with input from the local communities as they submit their priorities for transportation system projects to the region. The projects are reviewed and ranked and a recommended list of projects is forwarded to the NHDOT for consideration. The FY 2007- FY 2010 SNHPC TIP does not contain any projects located in Auburn.

The Town is also pursuing two additional bridge projects in conjunction with the NHDOT. The replacement of the bridge carrying Depot Road over Clark Pond Outlet was approved by the NHDOT for State Aid Bridge funding in 2005. This project is currently underway and is scheduled to be completed in 2007. The Town also intends to pursue State Aid Bridge funding for a project involving the bridge carrying Old Candia Road over Clark Brook.

The SNHPC is currently assisting the Town in obtaining funding from the NHDOT Bureau of Municipal Highways to fund short-term and long-term improvements at the NH 121/Hooksett Road/Raymond Road intersection in Auburn Village. The NH 121/Hooksett Road/Raymond Road intersection is a three-way stop controlled location with the following existing operational and safety issues:

- Design characterized by large turning radii and wide approaches that results in barriers for pedestrians and indecision for motorists traveling through the intersection;
- Off-set intersection approaches;
- Conflicts caused by excessive speeds and uncontrolled right turn movements at the eastbound NH 121 approach; and

- The elevation of the eastbound NH 121 approach and the proximity of the Maple Falls Brook Bridge to the intersection.

A site visit conducted on December 28, 2006 to inspect the NH 121/Hooksett Road/Raymond Road intersection was attended by the NHDOT, the Town of Auburn and the SNHPC. The NHDOT is currently developing a proposed conceptual design to address the operational and safety issues at the intersection.

Roadway Surface Management

A Roadway Management and Capital Improvements Plan was created by the Town in 1985. The Plan includes the following:

- Local Arterial roads in need of upgrade including Wilson's Crossing Road.
- Local Collector roads in need of upgrade including portions of Rattlesnake Hill Road and the Pingree Hill Bridge over Cohas Brook.
- Projected Local Arterial and Local Collector roads, including Raymond Road and Lovers Lane.

Additionally, the Plan includes the following:

- Provide general maintenance policies of town roads, including replacement and upgrade of roadway and driveway culverts, addition of culvert headwalls, upgrade of signage, cleaning, defining/excavating roadside ditches, roadway striping, cutting shoulder vegetation, and defining maintenance requirements.
- Define pavement maintenance approaches, including use of crack sealing, roadway sealing and overlays.
- Establish pavement marking plan for school zones, recreational areas, crosswalks, and general roadway striping including fog lines.
- Establish traffic signage policy requiring that an effort be made so that signage used in the town meet the standards of the *Manual on Uniform Traffic Control Devices by the U.S. Department of Transportation*, latest edition.
- Establish a Roadway Assessment Program to perform a complete assessment of :
 - Condition of all town roads
 - Improvement Recommendations
 - Improvement priority list
- Establish an assessment of the annual expenditures for roadway improvement and maintenance work, estimated linear foot costs for roadway work that can be used for maintenance and capital improvement budgets.

- Maintain approach employed on recent development projects on which offsite improvements of existing town roads was necessary when warranted by a traffic analysis.
- Maintain town approach in terms of overlaying town roads, reclaiming and repaving roads, and full reconstruction of roads.
- Continue to work with the NHDOT to identify deficient town bridges for upgrade and/or replacement and pursue involvement in the 80/20 Bridge Aid Municipal Managed Projects.
- Establish a Town Sidewalk Policy including design, layout and construction of sidewalks in the Village Center and on future development projects.
- Establish a Driveway Policy in which driveways can be restricted on Local Arterial and Local Collector roads.
- Communicate and cooperate with NHDOT to address NHDOT roadway deficiencies.
- Establish a Roadway Capital Improvements Plan to identify annual projects and expenditures and funding requirements.
- Identify an approach to establish roadway corridors.
- Define roadway Capital Improvements in terms of future development work and define developers' responsibilities relative to capital improvements of roadways servicing development projects.
- Address bridge assessment and improvements.
- Assess maintenance procedures employed by the Town's Road Agent. Provide recommendations to extend the life of the Town's roadways with appropriate maintenance measures.
- Identify problem intersections and establish a plan, or work with the NHDOT, to correct the deficiencies. Some examples of problem intersections include
 - NH Route 121/Hooksett Road
 - Coleman Road/Bunker Hill Road/Lover's Lane
 - Chester Road/Wilson's Crossing Road/Lover's Lane
 - Chester Turnpike/Coleman Road/Dearborn Road
 - NH Route 28 Bypass/Wilson's Crossing Road/Beaver Brook Road

Alternative Modes of Transportation

Materials received from the NHDOT indicate that four roads within the town have been designated as part of the Statewide Bicycle Route System. Auburn roadways currently designated as regional bicycle routes include Hooksett Road, Manchester Road (NH Route 121), and Wilson's Crossing Road. Additionally, Rockingham Road and Old Candia Road have been designated as Statewide Bicycle Routes. The SNHPC is currently assisting the NHDOT in an update of maps showing the Statewide Bicycle Route System.

The SNHPC is presently assisting the Town to develop a network of sidewalks in the Auburn Village District. These sidewalks have been proposed as an alternative mode of transportation providing a link between commercial and municipal facilities in this area. Municipal facilities in this area include the Town Hall, Town Safety Complex, Post Office, the Griffin Free Public Library and the Auburn Village School. The Town has proposed building new sidewalks along Hooksett Road to the NH 121/Hooksett Road/Raymond Road intersection and south on NH 121 to Bunker Hill Road. A new sidewalk has also been proposed on the section of Raymond Road from Bunker Hill Road to the NH 121/Hooksett Road/Raymond Road intersection. With the assistance of the SNHPC and the NHDOT, the Town is currently investigating potential sources of funding for this project.

As the Southern New Hampshire Planning Commission (SNHPC) region grows, it is evident that the increasing dispersion of land development in the area is leading to socio-economic and demographic changes. In turn, these changes are resulting in increased regional trip-making, travel across municipal boundaries, and a growing need to ensure mobility and accessibility on a regional scale. In an effort to address these issues, the SNHPC and the Manchester Transit Authority (MTA) is studying the feasibility of providing regional transit services in the greater Manchester area. The study will look not only at the feasibility of expanding the scope of the transit services presently provided by the MTA, but also examine how existing services provided by the MTA and other organizations can be coordinated more effectively and used more efficiently through a “transit brokerage” concept. It is anticipated that the Town of Auburn will ultimately benefit from this effort to more effectively utilize the existing transportation resources of the region.

Auburn is also participating in the Community Technical Assistance Program (CTAP) developed by the NHDOT in response to the anticipated impacts of the Salem-Manchester I-93 highway widening project. The CTAP project will provide advanced training for local officials, technical assistance, public information, education resources and innovative demonstration projects. The purpose of the CTAP project is to provide towns in the study area with the tools required to deal with the impacts of the proposed highway widening. The Town of Auburn has been directly involved of the development of the CTAP project as well as additional efforts in association with the SNHPC to monitor the progress of the I-93 project and its impacts.

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COMMUNITY SURVEY RESULTS

Which road or intersection in town...

(1a) ...poses the most serious threat to safety?

	Number of Responses	Percent of Responses
Rte 121, Hooksett Rd, Raymond Rd.	88	45.8%
Rte 28 Bypass (not specific)	17	8.9%
Wilson's Crossing Rd (not specific)	13	6.8%
Five Corners	10	5.2%
Hooksett Rd (not specific)	10	5.2%
Not In Auburn	7	3.6%
Rte 101, Exit 2	6	3.1%
No Threats	4	2.1%
Depot Rd., Hooksett Rd.	3	1.6%
Chester Rd (not specific)	3	1.6%
Manchester Rd (not specific)	3	1.6%
Spofford Rd and Audubon Way	2	1.0%
Rte 28 Bypass and Spofford Rd.	2	1.0%
Hooksett Rd and Old Candia Rd	2	1.0%
Rte 28 Bypass and Wilson's Crossing Rd	2	1.0%
Coleman Rd and Bunker Hill Rd	2	1.0%
Spofford Rd (not specific)	2	1.0%
Rte 28 Bypass and Rattlesnake Hill Rd.	1	0.5%
Lovers Lane and Bunker Hill Road	1	0.5%
Hooksett Rd and Rockingham Rd	1	0.5%
Dearborn Rd and Bunker Hill Rd	1	0.5%
Raymond Rd and Coleman Rd	1	0.5%
Eaton Hill Rd and Raymond Rd	1	0.5%
Chester Turnpike Near Palomino	1	0.5%
Under Overpass off Manchester Rd and Southside Rd.	1	0.5%
Calef Rd and Pingree Hill Rd	1	0.5%
Bunker Hill Rd and Chester Rd	1	0.5%
Rte 121 and Wilson's Crossing Rd	1	0.5%
Rte 121 and Calef Rd	1	0.5%
Wilson's Crossing Rd and Nutt Rd	1	0.5%
Rte 28 Bypass and Beaver Brook Rd	1	0.5%
Beaver Brook Rd (not specific)	1	0.5%
Rte 121 (not specific)	1	0.5%
Total	192	100.0%

(1b) ...has too much traffic, considering its design and surrounding setting?

	Number of Responses	Percent of Responses
Hooksett Rd	31	25.0%
Wilson's Crossing Rd	24	19.4%
Rte 121	19	15.3%
Rte 28 Bypass	8	6.5%
Rte 121 and Raymond Rd	8	6.5%
Spofford Rd	6	4.8%
Bunker Hill Rd	5	4.0%
Rattlesnake Hill Rd	4	3.2%
Eaton Hill Rd	3	2.4%
Chester Tpke	3	2.4%
Rockingham Rd	3	2.4%
Old Candia Rd	2	1.6%
Beaver Brook Rd	1	0.8%
Calef Rd	1	0.8%
Dearborn Rd	1	0.8%
Raymond Rd	1	0.8%
Rte 101, Exit 2	1	0.8%
Rattlesnake Hill Rd and Pingree Hill Rd	1	0.8%
Five Corners	1	0.8%
Old Candia Rd and Hooksett Rd	1	0.8%
Total	124	100.0%

(2) What, in your opinion, is the most pressing transportation problem facing Auburn?
Please check up to three items from the list below.

	Number of Responses	Percent of Responses
Speeding	138	16.7%
Road Quality	99	12.0%
Lack of Bicycle lanes	92	11.1%
Heavy Trucking	92	11.1%
Road Maintenance	88	10.6%
Traffic Volume	82	9.9%
Lack of Sidewalks	64	7.7%
Improve Pedestrian Safety	44	5.3%
Road Flooding	29	3.5%
Lack of Public Transit	21	2.5%
Traffic Violations	21	2.5%
Narrow Side Streets	16	1.9%
Insufficient Police	15	1.8%
Improve School Bus	10	1.2%
School Traffic	10	1.2%
Lack of Parking	6	0.7%
Total	827	100.0%

(3) Do you feel there needs to be more bicycle and pedestrian opportunities in town?

	Number of Responses	Percent of Responses
Yes	158	41.7%
No	120	31.7%
Don't Know	101	26.6%
Total	379	100.0%

(4) Are Auburn's streets safe for bicycles and pedestrians?

	Number of Responses	Percent of Responses
Yes	101	33.1%
No	175	57.4%
Don't Know	29	9.5%
Total	305	100.0%

(5) What do you feel is the general year round condition of roads in Auburn?

	Number of Responses	Percent of Responses
Excellent	19	5.9%
Good	130	40.4%
Adequate	146	45.3%
Poor	27	8.4%
Don't Know	0	0.0%
Total	322	100.0%

(6) What major routes do employed members of your household use to get to work?

	Number of Responses	Percent of Responses
Rt. 101	153	17.7%
Rt. 28 Bypass	137	15.8%
Hooksett Road	130	15.0%
Rt. 121	122	14.1%
Wilson's Crossing Rd.	88	10.2%
Old Candia Rd.	48	5.5%
Rockingham Rd.	47	5.4%
Spofford Rd.	38	4.4%
Eaton Hill Rd.	36	4.2%
Dearborn Rd.	33	3.8%
Pingree Hill Rd.	19	2.2%
Beaver Brook Rd	15	1.7%
Total	866	100.0%

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Existing and Future Land Use

Community Survey Results

On August 15, 2006, a Community Survey was mailed out to all Town of Auburn residents and out of town property owners. The survey was also made available to the public at Town Hall and via the Town website. A total of 2,163 surveys were distributed with 343 responses, for a return rate of 15.9 percent. The questions and responses from the survey that relate to Land Use in the Town of Auburn can be found at the end of this chapter (see appendix for complete survey results). A summary of the results are also included in the Future Land Use section of this chapter.

Introduction

Many factors influence a community's land use patterns; historically, this would include natural resource constraints and opportunities, agricultural and forestry practices, and commercial and industrial development. This chapter of the Master Plan describes the existing land use and zoning patterns in Auburn and reviews the development patterns which have occurred over the past decade. Additionally, this chapter contains recommendations for the various types and locations of future land use activity in Auburn. The chapter is designed to assist Town officials and residents in determining present land use needs and identifying and planning future trends and potential impacts and conflicts.

The basis for the future land use recommendations in this chapter reflects the vision statement and goals and objectives of this plan (see Vision Statement, Goals and Objectives beginning on page 3). The recommendations also recognize the type and distribution of existing land use activities; opportunities for and constraints imposed on, future development by the community's natural features; population and housing projections; and the opinions of those who participated in Speak Up Auburn in November 2006. The recommendations also reflect the opinions of those who responded to the Master Plan survey questionnaire distributed during the summer of 2006.

This chapter also includes a summary of the results of a Build-Out Analysis, which was prepared for the Town of Auburn in 2007 by the Southern New Hampshire Planning Commission, and an analysis of the Town's Zoning Ordinance.

Auburn's Overall Growth and Development

Since 1962, Auburn has grown from 1,869 acres of developed land to 3,299 acres in 2006⁵⁷. Historically, the growth in town has been predominately single family residential development. This trend continued through the 1990s and into the present. Much of the recent residential development has been occurring in the northeastern and southeastern areas in town identified as Areas 3 and 4 in the Community Survey. Many of these new

⁵⁷ Rockingham County Land Use Interpretation 1962, 1974 and 1998, UNH and Applied Geosolutions LLC

residential developments are occurring in previously undeveloped, rural areas and require the construction of new roads for access.

Auburn's land use today can be described as follows:

1. Rural residential development dispersed throughout town consisting of single-family detached homes on individual lots and in new subdivisions and cluster residential developments.
2. Limited agriculture and forestry uses
3. Two industrial areas
4. A small, compact Village Center
5. Large land holdings owned by Manchester Water Works
6. Recreational uses around Massabesic Lake

The dispersion of new residential dwellings, traditional subdivisions and cluster subdivisions throughout the rural areas of the community is a major land use trend facing Auburn. The Town has experienced continued steady growth over the past few years. Town building permit records for 2004, 2005 and 2006 indicate a total of 44, 30 and 11 new single family homes. Additionally, during the same time frame there were 11 commercial building permits, 4 of which were for the same property, and 1 industrial/demolition permit issued.

Another important land use trend is that there has been limited commercial and industrial growth in Auburn. There were nine new commercial buildings constructed in Auburn between 2001 and 2006, as follows: four buildings as part of a self storage facility on Leppert Way; two buildings on King Street; one building on Rockingham Road; one building on the Londonderry Turnpike; and one building on Old Candia Road. During the same time period, there were four permits issued in the industrial zone: three were for industrial buildings on Dartmouth Drive and one for the demolition, rather than construction, of an industrial building on the Londonderry Turnpike. The Community Profile and Survey results indicate that there is a desire for certain types of small business and retail uses in Town (see Economic Development chapter), as well as light industrial and manufacturing type uses. Maps 15 through 18 depict the changes in land use cover in Auburn in 1962, 1974, 1998 and 2006.

Existing Land Use Analysis

The following analysis examines the various land use categories on the existing land use map and compares the amount of acreage shown on the map with previous land use studies prepared for Auburn. Due to the differing methods used to calculate the acreages in these various studies, the figures differ, but provide enough information to make general comparisons.

As part of the Community Survey, the Town identified the following areas as Auburn's greatest regional assets: the rural character, Massabesic Lake, and recreation trails. Similarly, the Regional Comprehensive Plan completed by the Southern New Hampshire

Planning Commission in 2006, identified the following as Auburn’s greatest regional assets: the large forested areas that contribute to rural character; Lake Massabesic and the open space associated with it; and the recreational uses at Lake Massabesic.

Auburn’s 2002 Master Plan identified a number of planning strategies that could be used to maintain the Town’s rural character. These strategies include: encouraging cluster subdivision; limiting sprawl and strip development; establishing a village center; developing a roadway network plan considerate of abutting and nearby properties; considering the potential for additional non-residential development; and increasing the availability of affordable housing. However, establishing infrastructure support – water and sewer – for commercial and industrial development was identified as a challenge.

To analyze Auburn’s existing land use cover, the SNHPC digitized all developed areas in Town using 2004 digital aerial photography and the town’s most recently available tax maps. This information was then used to update land use data from New Hampshire GRANIT’s Complex Systems GIS database. This GIS data was then utilized to tabulate the current land use acreages presented in Table 48.

Table 48
Existing Land Use

Land Use	Acres	Percent of Total Land Area[^]
Agriculture	216	1.34%
Barren Lands/Sand-Gravel Pit/Quarry	346	2.14%
Cemetery	8	0.05%
Commercial	111	0.69%
Conservation Lands*	4400	27.23%
Industrial	36	0.23%
Public	73.4	0.45%
Residential - SF	2,476	15.32%
Residential-MF	7	0.04%
Transportation	280	1.73%
Utility	6	0.04%
Total Developed Acres#	7,960	49.03%
Total Undeveloped Area**	8,277	50.97%
Total Land Area	16,237	100%

Source: SNHPC GIS Existing Land Use Mapping using 2006 Assessing Data and 2004 Digital Orthophotos

#Developed Acres includes the developed portion of the parcel only

*Including 3,906 acres of land owned by Manchester Water Works

**Including Conservation Lands

[^]Not Including 2,279 acres of Surface Water Area

Table 48 above provides a breakdown of the Town of Auburn’s 2006 existing land use. As illustrated by this table, there are approximately 8,277 acres of vacant undeveloped land within Auburn. In calculating the area, only the developed portions of the parcels were counted, as opposed to counting the entire parcel area. This undeveloped area represents roughly 51 percent of the total land area of the town. While this amount of

land appears to be substantial in size, the actual amount of developable acreage representing opportunities for future development is less. This is due to Auburn's soils, topography and a variety of natural constraints, which are addressed later in this chapter.

Additionally, Massabesic Lake and the surrounding watershed protection area occupy a significant number of acres in Auburn. Manchester Water Works currently owns 3,906 acres⁵⁸ of land in town, which is approximately 24 percent of the total land area in Auburn. When taking the surface water area and Manchester Water Works land into account, approximately 33 percent of the town is unavailable for development.

The Town of Auburn is predominantly a residential or "bedroom" community. The SNHPC Regional Comprehensive Plan noted that much of the new development in Auburn has been occurring within the south/central area of the town along the Auburn/Derry town line. It is anticipated that this area and the eastern portion of town, along the Chester town line, will continue to experience high residential growth pressure in the future.

According to the Town's Building Department Reports, the number of residential units in Auburn increased from 1,727 dwelling units in 2001 to 1,908 dwelling units in 2006. This is a 10.5 percent increase in the number of units. All of the residential units constructed during this time were single family homes. Additionally, a significant decrease in the number of building permits was experienced from 2005 to 2006, from 30 building permits issued in 2005 down to 11 building permits issued in 2006. This is a decrease of more than 63 percent. This decrease can be attributed to a state-wide decline in home sales experienced in 2006. The Northern New England Real Estate Network (NNEREN) reported that in December 2006 state-wide home sales dropped 18 percent from the sales figures the previous year, with Rockingham County experiencing the largest drop of 24 percent.⁵⁹ Despite the decline in sales numbers, sales prices remained pretty close to those in 2005.

Combined, commercial and industrial uses occupy 147 acres, or 0.91 percent of the total land area in Auburn. Commercial and industrial uses can be found in the northern part of town, along Route 101; in the southeast part of town, along the Route 28 Bypass/Londonderry Turnpike. Additional commercial uses can be found in the Village Center, around Raymond Road and Route 121.

The development of the Wellington Business Park on Dartmouth Drive, which began in 2000, has created an opportunity for a variety of different commercial and light industrial businesses to become established in Auburn. Several buildings in the business park have already been completed and are largely occupied. The construction of additional buildings are expected be added in the future.

⁵⁸ Tom Bowen, Director, Manchester Water Works

⁵⁹ "Reno to New Hampshire: Let's market out state to more than just tourist," by Peter Francese, New Hampshire Association of Realtors, Real Estate Market Trends, January 2007

One of the least amounts of land acreage is occupied by multi-family residential, which consists of approximately 7 acres or .04 percent of the town's land area. Like many communities in the region, developers may find that it is not economically feasible to construct multi-family housing due to the rising costs to develop such units, including the high cost of land.

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Regional Land Use Data

In addition to the 2006 land use inventory prepared for this Master Plan, SNHPC has also collected land use data illustrating total residential, total non-residential, total developed area and total vacant area for every town within the region between 1995 and 2005. Table 49 below provides a land use comparison by acreage in Auburn from this data.

Table 49
Land Use Comparison by Acreage,
Auburn, 1995 and 2005

	1995	2005	Percent Change
Total Land Area	16229.7	16229.7	0
Residential Acreage	2630.1	3539.4	35%
Non-Residential Acreage	4618.7	4810.4	4%
Developed Acreage*	7248.8	8349.8	15%
Vacant Acreage	8980.9	7879.9	-12%

Source: SNHPC Land Use Reports, 2004 & 2005

*Manchester Water Works Land included in developed acreage total

As indicated in the table, the total developed acreage of the town in 2005 was estimated to be approximately 8,349.8 acres or 51 percent of Auburn's total land area. This estimate is slightly higher than the 2006 existing land use data collected for this plan, which found that the total developed acreage of the town is 7,960 acres or roughly 49 percent of the town (see Table 47). The difference between the two figures is approximately 390 acres. Taking into account that the figures are for two time periods separated by one year, the numbers are quite reasonable. Preliminary figures collected for the SNHPC 2006 Land Use Update indicate that there were approximately 8,375 acres of developed acreage in 2006, which is a difference of only 25.2 acres from the Existing Land Use Analysis contained in this plan.

Since different methodologies were used to calculate the acreages in the SNHPC Land Use Updates, and the figures are not totally consistent with the 2006 existing land use data, this data should not be relied upon. As a result, the acreage estimates presented in Table 2 should be regarded as approximations and should be utilized for reference purposes only.

Zoning Ordinance Analysis

Table 50 on the following page summarizes the Town's existing zoning districts and acres, taking into account the natural development constraints. This information is important because it allows a more accurate figure for developable acreage in town to be determined. Auburn's Zoning Map (Map 19) and Development Constraints Map (Map 20) are shown on pages 172 and 172.

**Table 50
2006 Land Area by Zoning District and Development Constraints**

Zoning District	Zoned Land Area	Developed Area+	Undeveloped without Constraints	Undeveloped with Constraints^
Commercial 1	88.1	46	20.7	21.4
Commercial 2	649.8	247.8	284.3	117.7
Industrial	818.6	65.4	473.3	279.9
Residential 1	3574	1268.4	1140.3	1165.3
Residential 2	7526.2	1214.7	2149.5	4162
Rural	3580.7	449.7	2039.2	1091.8
Total Zoned Acres*	16,237	3,292	6,107	6,838
Surface Waters**	2201.1			

+developed lands include all clearly developed areas used for residential, commercial, public or semi-public functions

*Does not include surface waters

** Open Water from the National Hydrography Dataset

^Constraints include conservation lands (which include Manchester Water Works land), hydric soils, open wetlands, special flood hazard areas (100-yr flood plain) and steep slopes.

Commercial-One (C-1)

As stated in the Auburn Zoning Ordinance, the purpose of the Commercial-One District is “intended to allow for regional commercial needs”, such as restaurants, offices, veterinary services, service stations, recreational facilities and other commercial operations within Auburn. The minimum lot size is 2 acres and maximum lot coverage is 40 percent. The minimum setback requirements are 50 feet front yard, 30 foot side and 50 feet rear, except where a commercial use abuts the rural or residential districts, the minimum side yard is 50 feet.

Currently, the Commercial-One District encompasses approximately 88.1 acres or roughly .54 percent of the Town’s zoned land acreage. There is one area in Auburn that is zoned for C-1 development. This area is located east of the Londonderry Turnpike, south of Rattlesnake Road, north of Wilson’s Crossing and includes Priscilla Lane.

The Existing Land Use Analysis indicates that there are roughly 46 acres of developed commercial land currently existing within the Town of Auburn. This leaves roughly 42.1 acres of undeveloped commercial zoned land available for future development, roughly half of which has some sort of natural development constraint. Albeit the property may not be able to be developed as intensively as it could without development constraints, with proper mitigation efforts, along with redevelopment of existing C-1 properties in town, there should an adequate amount of land to sustain the community’s commercial development needs.

Commercial-Two (C-2)

Like the C-1 District, the C-2 District is intended to allow for the centralizing of the provision of basic goods and services, as well as sharing the same setbacks, lot size, frontage requirement and maximum lot coverage requirements. The C-2 differs in that it

is intended to allow for less intensive uses, such as sales establishments, public education facilities, hospitals, home businesses and offices, municipal offices and churches, to name a few. Unlike the C-1 District, the C-2 District allows detached single-family residential units.

At present, the C-2 District encompasses approximately 650 acres or 4 percent of the town's zoned land acreage. There are currently two areas in town where C-2 zoning exists. This includes the Town Village area along Route 121, Raymond Road and Chester Road, as well as along Route 101, including, but not limited to, Rockingham Road, King Street and Hooksett Road.

There is an estimated 247.8 acres of developed land within the C-2 District, which is approximately 1.5 percent of the Town's land area. Furthermore, just over 29 percent of the undeveloped land has some sort of development constraints, which includes the land owned by Manchester Water Works, which is approximately 66 acres. Taking into consideration that the Manchester Water Works land will likely never be developed, this would further decrease the number of acres available for future development. If the Town can control the amount of residential development that occurs in the C-2 District, the number of acres that are currently available for development should be sufficient to meet the demands of the growing community.

Industrial

The purpose of the Industrial District is to provide a location for the establishment of manufacturing, assembling, refining and processing plants in areas of Auburn where vehicular access and future utility service can be accommodated. Said uses also have the potential to improve employment opportunities and broaden the tax base in town. A variety of industrial, light industrial and office uses are permitted within this district, as well as some limited commercial uses. The minimum lot size in this district is 3 acres and the minimum frontage is 300 feet. The minimum front setback is 50 feet and the side and rear setbacks are to be determined by Site Plan Review.

Currently, the Industrial District comprises 818.6 acres, which is 5 percent of the Town of Auburn's land area. There are currently two areas in Town that are designated for industrial use. One is located in the southern part of town, along the west side of the Londonderry Turnpike and down to the Chester town line. The second area is located in the northwest part of town, bordered by the Hooksett town line to the west, Rockingham Road to the south, and King Street to the east.

The Existing Land Use Analysis indicates that there are roughly 753 acres of undeveloped industrial land currently existing within the Town of Auburn. However, only roughly 37 percent of the undeveloped land is available for development without encountering any constraints. Not including the constrained land, there still remains over 470 acres of land available for development, which should satisfy the community's desire to bring in limited new light industrial development.

Residential-One (R-1)

The purpose of the Residential-One District is to provide opportunities for residential dwelling units and limited accessory uses where the roads can accommodate high traffic volumes. Some of the uses allowed by-right in the R-1 District include single-family detached and multi-unit dwellings, manufactured housing and elderly housing. Other uses permitted include home businesses, day-care centers, public educational facilities, public recreational facilities, commercial forestry, municipal buildings and churches. The minimum lot size for single-family lots is 2 acres with 200 feet of frontage, 50 foot front and rear setbacks and 30 foot side yard setbacks. The maximum building height is 35 feet or 3 stories and the maximum building area is 5 percent.

The Residential-One District encompasses 3,574 acres or roughly 22 percent of the Town. This zoning district is currently located in only two specific areas. One area is immediately adjacent to the commercial and industrial zone lands along Route 101; and the second area is located south of Massabesic Lake, bordered by Chester and Calef Roads to the north/northeast, and immediately adjacent to the commercial and industrial zones along the Londonderry Turnpike to the southwest. At the present time, a number of lands in this zone have been subdivided for development. Based on the existing zoning analysis, approximately one third of the R-1 District has already been developed.

If the R-1 District was to become built out with single-family units in the future, it could potentially impact the development of multi-family units because this is the only zoning district that allows multi-unit dwellings by right.

Residential-Two (R-2)

The Residential-Two District, as defined by the Town's Zoning Ordinance, is a somewhat more rural area which allows a greater variety of residential and accessory uses. The R-1 and R-2 Districts share the same density and dimensional requirements, but permit different uses. Like the R-1 District, the R-2 District allows single-family detached dwellings, manufactured housing, accessory dwelling units and elderly housing by-right. However, the R-2 District allows Cluster Residential Development by-right, as opposed to a special exception in R-1. Other uses allowed by-right in R-2, in addition to those allowed in R-1, include home shops, offices and businesses; produce stands; and nursery schools.

The R-2 District includes approximately 7,526 acres or 46 percent of Town land area. Based on the Existing Land Use Analysis in this chapter, a total of 1,214.7 acres of land in the R-2 District has been developed. It can be assumed that roughly 6,311 acres of undeveloped land exists in Auburn and could be available for residential development in the future. However, more than fifty percent of the undeveloped land is constrained by natural features, such as steep slopes, wetlands and conservation lands or is constrained by regulatory provisions to protect these features.

Combined, there are roughly 11,100 acres of land in the Residential-One and Two zoning districts of which approximately 40 percent is undeveloped. Manchester Water Works currently owns approximately 25.8 percent of the undeveloped land in the R-1 and R-2 and, therefore, the land is not likely to be available for future development.

Rural District (R)

According to the Town's 2007 Zoning Ordinance, the Rural District is "designed to permit uses that are compatible with and protective of certain areas that have been and are being used for agricultural and forestry uses, water quality preservation, residential use and public use." Some of the uses permitted in the Rural District include commercial agriculture, produce stands, single-family detached dwellings, manufactured housing, elderly housing, cluster residential development, home occupations, municipal buildings, public education facilities and churches.

While the permitted uses in the Rural District are similar to those in the R-1 and R-2 Districts, the density and dimensional requirements differ. The minimum lot size in the R District is 3 acres with a minimum frontage of 300 feet. The front, side and rear yard setbacks are 50 feet. The maximum building height is 35 feet or 3 stories and the maximum building area is 5 percent.

The Rural District has approximately 3,581 acres of which roughly 13 percent is developed. Of the 3,131 acres of undeveloped land remaining, only 57 percent is without any natural development constraints. Since the Rural District is the only zone that allows agriculture and forestry uses by right, the town may want to pay careful attention to the development in this area in order to protect the important farm and forest soils from non-agricultural type development (see Map 8, Important Farm and Forest Soils).

Another notable characteristic of the existing land use regulations in Auburn is the extent to which residential and non-residential activities are permitted to share the same premises. While the primary use of the property is for residential purposes, the Zoning Ordinance allows a wide range of home occupations as accessory uses. Typical of these are shops for electricians, plumbers and similar tradesmen; offices for lawyers, doctors, dentists, accountants, etc.; and the manufacture and/or sale of products such as furniture, jewelry and pottery. The town does not currently have a system in place to track home occupations.

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Conclusion

In conclusion, under the existing land use regulations, and based on the vacant acreage available, it appears that Auburn's existing zoning is adequate to accommodate future development growth. The most obvious revision to the zoning ordinance would be the development of Village Center District which would allow for more compact, mixed-use development. Additionally, as previously suggested, in an effort to ensure that there is sufficient land for future commercial development, the Town may also want to consider revising the regulations for the C-2 District in an effort to prevent or restrict further residential development in the commercial zoning district.

Build Out Results

A Build-Out Analysis is a useful tool to estimate what level of growth could occur in the future. "Build-out" is a theoretical condition, and it exists when all the available and buildable land within a community has been developed. The analysis estimates the maximum number of housing units that would exist when build-out is complete and what the population of the town would be at that time. The calculations are driven by the community's existing land development regulations and the supply of "buildable" land.

This analysis was performed with the use of an advanced GIS software program called Community Viz. The process involved multiple steps using available data from the Town and New Hampshire GRANIT's database at the Complex Systems Research Center. Maps were created to illustrate the analysis in a graphic format. Calculations were performed to determine the total number of acres, lots, dwellings and population that could be expected if all the identified residential "buildable" lands in the community were developed as set forth by the town's existing zoning regulations.

One of the primary benefits of a Build-Out Analysis is that it can show how much land area could be developed under existing land use regulations and where this development could occur within a community. It can also show how many residential lots or dwelling units could be developed and how much the population of the community could increase at full build-out.

The results of a Build-Out Analysis are intended to raise awareness of a community's future growth and development possibilities. The results can also generate numerous questions such as:

- Is this the way we want our community to grow and develop?
- Are our land development regulations working the way we want them to?
- Are there areas within the community which should not be developed or be developed at lower densities?
- Are there areas which should be developed at higher densities?
- What steps should the community be taking now to address future growth?

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The Build-Out Analysis conducted for Auburn began by first identifying all the existing developed lands as well as all the potential “buildable” lands located in Town. This was accomplished at the parcel level by utilizing the town’s tax assessor records and creating a composite base map. A number of natural constraints, such as wetlands, steep slopes (>15 percent) and special flood hazard areas were then overlaid on top of the base map to identify all the “buildable” lands.

The Build-Out Analysis resulted in the following findings. First, a total of 14,312 acres of vacant undeveloped land was found to exist in Auburn at the time of the analysis and out of this total, 5,853 acres of “buildable” land was identified under Scenario A and 5,338 acres of “buildable” land under Scenario B. This represents roughly 36 percent of the Town of Auburn (the town consists of a total of 16,299 acres of land area, 3,906 acres, or 24 percent, of which are owned by Manchester Water Works). Although these “buildable” acres may not be available now for development they have the potential to be built upon at some point in the future and as such they represent the supply of land available for future construction in Auburn. The total amount of buildable land existing in Auburn, as determined in the Build-Out Analysis for both scenarios, is provided in Table 51 below.

**Table 51
Build-Out Analysis**

Land Use Designation	Gross Area (Acres) Scenarios A and B	Net Buildable Area (Acres) Scenario A	Net Buildable Area (Acres) Scenario B	Actual Change Scenarios A and B	Percent Change Scenarios A and B
C1	101	24	24	0	0%
C2	568	242	240	2	1%
I	747	425	424	1	0%
R	3,474	2,030	1,685	345	17%
R1	3,179	1,033	1,024	9	1%
R2	6,244	2,098	1,940	158	8%
Total Land Area	14,312	5,853	5,338	515	9%

Source: SNHPC

As seen in Table 51, the most discernible difference was seen in the residential areas, with a 17 percent increase in the net buildable acres in the R (Rural Residential) Zone and a 8 percent increase in the R2 (Residential 2) Zone.

Utilizing the minimum road frontage, dimensional and lot size requirements of each of the Town’s zoning districts, the “Buildable” lands were then evaluated on a parcel by parcel basis to determine how the property could be developed and/or subdivided in the future and what the potential future number of dwelling units could be on each property. Several assumptions were made to complete this evaluation. Two different scenarios were used to conduct the build-out for Auburn. Scenario A was restricted to parcels with access to Class VI roads. Scenario B was restricted to development without access to Class VI roads.

Under Scenarios A and B, assuming no major changes to the Town’s zoning or subdivision regulations in the future, at full build-out, there is the potential for the creation of 1,098 and 974 new dwelling units, with the potential to add 3,217 and 2,854 new people to the Town of Auburn, respectively (3,217 and 2,854 units multiplied by 2.93, the estimated average persons per household for Auburn in 2005 based upon the 2000 US Census).

When these numbers are added to the Town’s existing 1,873 total number of households (Auburn Building Department, 2005) and existing population of 5,177 people (2005 US Census Estimate), Auburn has a potential build-out (existing and projected) of:

Future Number of Dwellings:	
A	B
2,971	2,847
Future Population:	
A	B
8,394	8,031

The results of the analysis found that out of the 5,853 and 5,338 acres of “buildable” land under Scenarios A and B, a total of **1,098** new residential lots or dwelling units could be developed or subdivided at some point in the future under Scenario A and **974** dwelling units under Scenario B. Under Scenario A, the population would reach 8,394 at build-out. This figure is only 5.6 percent lower than the figure NHDOT estimated for Auburn as part of the projections completed for 2020 as part of the I-93 Expansion Project (see Table 10).

Future Land Use

The Future Land Use Map presents a preliminary graphic and written summary of the vision statement, goals and objectives of this plan as articulated by the results of the Master Plan survey, and the land use recommendations contained in this plan. The purpose of this map is to provide the Planning Board with a planning tool that can be used in an advisory nature to guide the future growth and development of the town as well as assist the Planning Board in developing and improving the Town’s land use regulations.

The results of the Community Survey indicate growth and development in town are a major concern amongst Auburn’s residents. Most residents felt that the amount of land currently zoned for the various use types were appropriate, with the exception of Cluster Development, in which 38.8 percent felt there was too much land. When asked about Industrial land for gravel and excavation use, and two-family and multi-family housing, the majority stated that they did not know if the amount of land currently zoned for the uses was appropriate, with 41.7 and 35.4 percent, respectively.

When asked to place a level of importance on land use development methods for future growth, 69.1 percent indicated that it was very important to place a cap on the number of building permits issued each year. Furthermore, 52.4 percent indicated that it was very important to concentrate development in already developed areas. With the exception of permitting commercial and industrial uses in the same zone, the response was almost proportional between those who felt it was very important or important to have a strong Village Center with commercial and high density residential uses with 36.7 percent, and those who felt it was not important at all, with 37.7 percent.

The Town enacted a Growth Management Ordinance in 1985, which limits the annual number of building permits for the construction of new dwelling units to 4 percent of the number of dwelling units known to exist in Town the previous year. In 2005, there were 1,873 housing units in Auburn, which means a maximum of 75 permits could be issued for the construction of new dwelling units in 2006. In 2006, there were only 11 permits issued, which is far from reaching the 4 percent maximum. Since the inception of the ordinance, the Town has not reached the 4 percent cap. Table 52 below compares the number of residential permits issued in Auburn compared to the surrounding communities for the year 2005.

Table 52
New Residential Unit Construction Permits, 2005

Municipality	One Family Units	Two Family Units	Multi-Family Units	Mobile Homes	Total
Auburn	33	0	0	0	33
Candia	10	0	0	2	12
Chester	12	0	0	1	13
Derry	37	2	33	3	75
Hooksett	33	12	36	17	98
Manchester	160	16	176	1	353
Londonderry	41	6	54	0	101

Source: SNHPC 2005 Land Use Update

In comparison with communities of similar size, such as Chester and Candia, Auburn experienced two to three times the number of permits for single family residential units in 2005. However, the nearest Auburn has come to reaching the 4 percent cap since 1991 was in 1999 when 50 permits were issued out of the maximum allotment of 64. The second closest occurrence was in 2000 when 44 out of a possible 67 permits were issued. The Town may want to revisit their growth management ordinance in the future to determine if 4 percent is still appropriate or too excessive based on past and current growth trends.

Previous Land Use Recommendations

In developing future land use recommendations, it is always helpful to go back and review the Town's previous Master Plan. Auburn's 2002 Master Plan broke down the various parts of town into six distinct planning areas to enable the town to recognize the individual characteristics of various sections of the town and to prepare recommendations

on a localized basis. Similar planning areas were used in the Community Survey for respondents to identify areas where they felt development was most appropriate.

A summary of future land use recommendations from Auburn's 2002 Master Plan follow. After each set of recommendations are the current facts and trends and recommendations. The current recommendations were developed from the Community Profile and Survey results, the 2002 recommendations, as well as feedback obtained from the Master Plan Workshop meetings.

The overall goal of the 2002 Master Plan was preserving the rural character of Auburn. As seen from the Community Survey, Community Profile and Master Plan Workshop Meetings, this remains the overall goal of the Community today.

2002 Master Plan - Northwest Planning Area

The area contained within the Northwest Planning Area includes land zoned for industrial use for approximately 2,000 feet east of the Hooksett Town line and 7,000 feet north of NH Route 101 towards the Hooksett town line. Abutting the industrial area, the Commercial Two (C-2) zoned land extends east along Rockingham Road for approximately 7,000 feet to Hooksett Road and 2,000 feet north; the district extends 1,000 feet east beyond Hooksett Road to include the Exit 2 area off NH Route 101. Since the C-2 District allows single-family homes, the potential for land use conflicts exists. The balance of the land in the planning area falls in the Residential (R-2) District. In order to reduce personal trips, the industrial zone should allow for employee amenities, such as a fitness center, dry cleaning, personal services and an ATM. With the availability of water service in the industrial area, a reasonable reduction in lot size requirements should be considered. If public sewer service is extended, the town should consider a further reduction in the lot size requirement. For the balance of the area, the current zoning, permitted uses, and dimensional requirements should remain.

1. Explore the opportunities for additional land for industrial and commercial expansion
2. Review alternatives for separating incompatible commercial uses from single-family detached units in the C-2 District.
3. Be sensitive to the water protection issues in this area.
4. Encourage the further extension of the water supply as a means to encourage commercial and industrial development.

Current Facts and Trends

The Northwest Planning Area, or Area 2 on the Community Survey, remains unchanged in regards to zoning. The Town is in the process of developing a plan to extend the water and sewer into this area. As noted in the 2002 Master Plan, this would certainly make it more inviting for commercial and industrial developments to locate in Auburn.

As noted in the Existing Land Use section of this chapter, there are currently an estimated 117 acres of undeveloped land without constraint within the C-2 Zoning District. It is suggested that the Town look into the possibility of revisiting the zoning for the C-2 District to restrict further development of single-family residential units in this district.

2002 Master Plan - Route 28 Bypass Planning Area

At present, the area is zoned as Industrial for approximately 6,200 feet along the Route 28 bypass and 3,000 feet west of the highway. Approximately 3,000 feet along the Route 28 Bypass and 1,000 feet east of the highway is located in the C-2 District. The balance of the area falls in the Rural and Residential 1 and 2 Districts. If Manchester Water Works extends water service north along the Route 28 Bypass, the town should consider a reduction of lot size requirements for the Industrial and C-2 Districts. For the balance of the area, the current zoning, permitted uses and dimensional requirements should remain.

1. Determine the amount of additional industrial land available on Gold Ledger Drive and the amount of commercial available on Priscilla Lane. Verify that it is properly zoned.
2. Work with Manchester Water Works and potential users to extend water service north along the Route 28 Bypass.

Current Facts and Trends

The zoning of the land located on Gold Ledge Avenue and Priscilla Lane remain much as they were in 2002. There have been no changes to the zoning in either of these areas since the last Master Plan was completed. According to the assessor's data, there are two lots with a total of roughly 8.7 acres of vacant land located on Gold Ledge Avenue. At present, the larger of the two parcels (5.7 acres) is under development by Maine Drilling and Blasting, leaving approximately 3 acres of vacant land. Additional vacant land is located beyond the point where the paved road ends on Gold Ledge Avenue which could potentially be utilized to expand industrial development in the future. The area along Priscilla Lane is mostly developed, with only approximately 4 acres of vacant land remaining. Both of these parcels meet the minimum 2 acre lots size and therefore could be developed in the future. At present, one of the vacant lots is owned and occupied by Dead River Company to store spare tanks. Recent development in the area includes the Leppert Way subdivision which includes a new cell tower, Castle Rock Storage, and Convenience Concrete. The recommendation to work with Manchester Water Works, as stated above, should remain. Localizing the commercial and industrial development along the State Routes as the Town has been will help maintain the rural setting in the residential and recreational areas.

2002 Master Plan - Village Center Planning Area

A Village Center would provide a central place for public service, necessary commercial activities, and affordable housing. Establishment of a Village Center would also preserve

the Rural District for open space by providing land for appropriate uses that might locate in the Village Center. The proposed Village Center would generally include land between Eaton Hill Road and Raymond Road, land on the northwest corner of the intersection of Manchester Road and Raymond Road, and land along Route 121 to Bunker Hill Road. At present, this land is zoned as C-2 and R-2. In addition to the existing permitted uses, affordable housing proposals should be allowed in this area. A properly crafted Village Center Zoning District could allow for reduced lot sizes, while still providing adequate protection of nearby Massabesic Lake and its tributaries.

The Town can play a proactive role in the development and expansion of the Village Center. In addition to amending the Zoning Ordinance to provide for a Village Center, the Town government and the School Board can strengthen the concept by encouraging new or expanded local government or school service to locate in the Village Center.

The Auburn Development Authority can play a role by identifying, contacting, and encouraging small-scale retail and commercial entities to locate in the Village Center.

1. Define the location of the proposed Village Center and identify the types of appropriate land uses suitable for the Village Center. Refer to Table 2.8 Potential Activities – Village Center District in the Land Use chapter as a starting point.
2. Consider including provisions designed as an incentive to attract the desired uses, such as a reduction in lot size.
3. Prepare design Guidelines for the Village Center
4. Consider establishing an Architectural Standards Review Committee for new building and rehabilitation of existing structures.

Current Facts and Trends

Today, there remains a strong desire for the development of a vibrant Village Center. The Community Survey results indicate that a number of community members are in support of developing a distinct Village Center. When asked what level of importance should be placed on promoting a strong Village Center with high density residential and commercial uses, 58.1 percent of those who responded to the indicated that it was very important (18.2 percent), important (18.5 percent) or somewhat important (21.4 percent).

In order to accomplish this, the Town may want to consider revising the zoning within the existing Village Center area to allow for mixed use development. This would allow commercial, retail and residential uses to co-exist on the same parcel of land. The area is currently zoned Commercial Two (C-2) which has a minimum lot size of 2 acres and does allow a number of uses in the zoning district, including some residential uses, both by-right and by special exception. However, under the current zoning, the mix of uses on the same lot is not permitted (i.e., retail on the lower level and residential on the upper levels). Minimum lot sizes would also need to be revisited to allow for higher density development in this area.

2002 Master Plan - Residential Planning Area

This area includes land presently zoned Residential 1 and Residential 2. It tends to be the area closest to Massabesic Lake, Little Lake Massabesic and adjacent to the proposed Village Center. The current zoning, permitted uses, and dimensional requirements should remain.

1. Encourage the use of innovative planning tools and layout design techniques intended to maintain and preserve key natural resources, such as open fields, wooded areas, and scenic areas that demonstrate the Town's rural character. Refer to Task 2.7 Single-family Development – Open Fields and Wooded Slopes in the Land Use Chapter regarding the implementation strategy for residential development of a planned subdivision in order to protect the open space and natural resources.
2. Consider the publication of a Design Manual as a guide for designing subdivisions in a manner that preserves the Town's rural character.

Current Facts and Trends

A significant amount of land located within the Residential Planning Area is controlled by Manchester Water Works. This includes the areas immediately surrounding Little Lake Massabesic and Lake Massabesic. It is the intention of Manchester Water Works to gradually place all of the watershed protection areas into conservation easements as they have done with Battery Point. Due to this, it is reasonable to believe that much of the area within the Residential Planning Area will remain as open space. The Town should continue to work with Manchester Water Works in placing conservation easements on the watershed protection areas and to expand the existing hiking trails and recreational opportunities.

2002 Master Plan - Rural Planning Area

This area includes all land currently zoned Rural and is generally located in the southeast and northeast corners of town. While the basic zoning, permitted uses and dimensional requirements currently in place should remain, techniques designed to preserve the Town's rural character, encourage cluster subdivision and discourage rural sprawl should be actively pursued.

1. Promote the use of planning tools and other techniques to maintain and preserve key natural resources, such as open fields, wooded areas, and scenic areas that demonstrate the Town's rural character. They include open space and buffering requirements for all developments, insistence on cluster when appropriate, transfer/purchase of development rights; encourage businesses to locate in the northwest, NH Route 28 Bypass, and Village Center Planning areas; and allow for mixed usage of the industrial zone.

2. When appropriate, encourage the cluster subdivision option as a means to promote the goal of space preservation.
3. Use access management tolls as a means to reduce the number of access points on local and state roadways.

Current Facts and Trends

The Rural District is predominately residential due to the fact that the zoning ordinance does not presently allow for commercial and industrial uses to be located in that zone (with the exception of home occupations). The 3 acre minimum lot size and 5 percent maximum building area in the Rural District will help maintain the rural atmosphere desired by the community. At present there is a significant amount of land in the Rural District that is under Current Use, but since this is not permanent open space, the Planning Board and Conservation Commission should continue to work with developers to designate permanent open space as part of new developments. The Town should utilize the Natural Service Network and Wildlife Action Plan to identify the areas that are richest in high ranked habitats and natural and ecological resources in order to protect them. This will be critical if the Community desires to maintain the rural charm that makes Auburn such a unique place to live.

2002 Master Plan - Watershed Protection Planning Area

As an overlay area that encompasses much of the Town, Manchester Water Works controls much of the land through its ownership and influences land use decisions through the policies in the Watershed Protection Plan. On the map entitled Public/Quasi Public Lands, the land identified as quasi-public is owned by Manchester Water Works. The Town recognized the important role this resource plays in the preservation of the Town's rural character.

1. Review all development proposals to verify their compatibility with the watershed protection plan. On three specific occasions in the past, MWW has been helpful in providing technical assistance with these reviews.
2. Consider Wellington Business Park as a model of how new development can occur in the maintenance and enhancement of the Town's rural character.

As a general statement, local officials and residents are pleased with the Town's existing land use pattern, which is due primarily to the large land ownership of the Manchester Water Works. With few exceptions, such as the possible increase of industrial land in the northwest area, when public sewers become available and a Village Center is established, the town envisions that its future land use will follow its existing land use pattern.

Current Facts and Trends

Since the completion of the 2002 Master Plan, the City of Manchester placed a watershed overlay district on the land located within the Lake Massabesic Watershed. The Lake

Massabesic Protection Overlay District places further restrictions on the types of development that can occur within the watershed areas. The Town of Auburn should work with Manchester Water Works to determine if similar restrictions should be placed on the watershed lands in Auburn. This would help protect the watershed in the event that the land is not placed in permanent conservation easements and will also help protect areas that are not under Manchester Water Works control.

Future Land Use Map

Based on the results from Community Survey and Community Profile, overall, the residents are pleased with the Town's land use pattern. The purpose of this map is to provide the Planning Board with a planning tool that can be used in an advisory nature to guide the future growth and development of the Town as well as assist the Board in developing and improving the Town's land use regulations. As mentioned previously, most residents stated that they would like to see development occur in areas that are already developed. Therefore, the future land use pattern projected for Auburn offers no dramatic changes from the current land use patterns and no new Land Use Districts were identified as part of the Master Plan Update. As identified in the 2002 Master Plan, the development of the Village Center would be the most significant change.

In addition, the overall concept of the draft Future Land Use Map is guided by the following themes: (1) Creating a strong Village Center; (2) Protecting the rural character and natural environment of Auburn; and, (3) Implementing the principles of smart growth. These components are described as follows:

Creating a Village Center

Auburn's village center should be an integral and historic part of the community. It should be more than just an assemblage of buildings, but rather the focal point of the community's governmental, cultural and social activities. As such, it must be maintained and protected as a thriving and sustainable part of the community.

It is recommended in this plan that this be accomplished by employing a variety of techniques: first, by updating the zoning to create a new Village Center District zone; second, by enhancing the historic character of the Village Center through architectural design standards; and third, through implementing the characteristics of livable and walkable communities. These include:

- **Walkability.** In general, a walkable village center or neighborhood is defined by the distance a person can safely walk or travel in 10 minutes or less.
- **A Civic Core and Mix of Neighborhood Uses.** This can be a simple green area or a crossroads with civic buildings. The core needs to be in a central location and proportional to the size of the village area.

- **An Interconnected Street Network.** The challenge is to avoid dead-end streets and high volumes of through traffic that can divide a neighborhood or village and diminish the livability of the area.
- **Sensitivity to Human Scale.** Neighborhoods and villages with a human scale are enjoyable places to linger, walk in, or interact with other residents. Streets tend to be narrow with sidewalks and shade trees. Buildings are generally close to the street. Parking is located in the rear.
- **Neighborhoods and Villages.** Neighborhoods and villages tend to have distinct boundaries and a good overall balance between privacy and opportunities for public interaction.

It should also attempt to:

- **Use Land Efficiently.** This can be accomplished by extending village land use patterns, encouraging multi-story/compact development as well as appropriate infill development.
- **Encourage Mixed Use.** While a number of residents in Auburn do not support mixed-use development, this concept should not be completely disregarded. New community uses as well as residential development can successfully and attractively accommodate complementary uses.
- **Address People’s Needs.** This can be accomplished by implementing the livable and walkable goals and recommendations of this plan: connecting existing public and recreational facilities through pedestrian pathways and crosswalks; providing opportunities for green space/outdoor gathering areas; also ensuring that views of the hills are protected and public facilities and services are provided.
- **Promote Good Design.** This can be accomplished by considering the historic character of existing buildings and improved aesthetics of existing commercial sites. It can also be accomplished by enhancing the gateways to the Town and providing opportunities for new development consistent with existing architecture.
- **Enhance Environmental Benefits.** This can be accomplished through improved through traffic patterns and enforcement; better drainage, storm water and sidewalk improvements; traffic calming and improved pedestrian access; and better buffering of existing uses.

Protecting the Rural Character and Natural Environment of Auburn

Auburn has a long tradition of concern about protecting the natural environment and maintaining the rural character of the community as expressed in this and past Master Plans. Much of this work is still relevant today. This Master Plan confirms that these central concerns remain an important priority to the residents of the Community and to the Town in the conduct of existing and future planning functions.

The following natural features have been identified as being significant and important priority areas that warrant special protection. These areas include but are not limited to:

- Farmland Soils
- Steep Slopes
- Wetlands
- Rivers, Lakes and Shorelines
- Aquifers
- Floodplains
- Forest Resources
- Open Space/Land Conservation

To protect these resources, the following land use strategies are recommended and are reflected by or included in the goals and objectives of this plan:

1. Encourage both residential and non-residential development to identify existing natural resources so that they are conserved in an appropriate manner;
2. Utilize the New Hampshire Department of Fish & Game's Wildlife Action Plan and other available information sources to identify important natural resources and prepare strategies designed to preserve them for future enjoyment;
3. Integrate and utilize wildlife corridor plans developed by NH Fish & Game in an effort to protect those areas of vital importance;
4. Encourage new residential and non-residential developments to protect and, where possible, enhance valuable natural and open space resources;
5. Encourage public/private partnerships between the town and other private and civic organizations to provide open-space opportunities;
6. Identify for future protection important scenic areas and view corridors; develop a priority ranking of these areas for purposes of protection;
7. Identify the water resources in Town in effort to protect them;
8. Protect wetlands and floodplains to minimize property damage, public safety risks, and economic disruptions during extreme precipitation events;

9. Encourage protection and restoration of forest cover to protect air and water quality, absorb carbon dioxide, meliorate local climate, and enhance quality of life;
10. Encourage protection of adequate habitat to sustain populations of native wildlife.
11. Consider developing Low Impact Development guidelines and regulations as part of the Town's subdivision and site plan regulations to promote the use of natural systems in stormwater and watershed management.
12. Promote the use of conservation and open space easements to protect valuable natural resources.

These strategies need to be pursued as part of and in combination with the Future Land Use Map.

Implementing the Principles of Smart Growth

There are two state statutes which play an important role in the development of Auburn's Future Land Use Map. RSA 9-A:1 states that local planning boards are encouraged to develop plans that are consistent with the policies and priorities established in the state comprehensive plan.

RSA 9-B:2, the State's Economic Growth, Resources Protection, and Planning Policy, indicates that it is the policy of the state that state agencies (and, by extension, local boards when developing plans that are consistent with state plans) act in ways that encourage smart growth.

RSA 9-B: Smart Growth is defined as "the control of haphazard and unplanned development and the use of land which results over time, in the inflation of the amount of land used per unit of human development, and of the degree of dispersal between such land areas." "Smart growth" also means the development and use of land in such a manner that its physical, visual, or audible consequences are appropriate to the traditional and historic New Hampshire landscape.

Smart growth may include denser development of existing communities, encouragement of "mixed use" in such communities, the protection of villages, and planning, so as to create ease of movement within and among communities. Smart growth preserves the integrity of open space in agricultural, forested, and undeveloped areas.

The results of smart growth may include, but shall not be limited to:

- Vibrant commercial activity within cities and towns;
- Strong sense of community identity;
- Adherence to traditional settlement patterns when siting municipal and public buildings and services;

- Ample alternate transportation modes;
- Uncongested roads;
- Decreased water and air pollution;
- Clean aquifer recharge areas;
- Viable wildlife habitat;
- Attractive views of the landscape; and
- Preservation of historic village centers.

Some of the principles of Smart Growth recommended by the New Hampshire Office of Energy and Planning for communities across the state are summarized as follows:

- Maintain traditional compact settlement patterns to efficiently use land resources, and investments in infrastructure.
- Foster the traditional character of New Hampshire downtowns, villages, and neighborhoods by encouraging a human scale of development that is comfortable for pedestrians and conducive to community life.
- Incorporate a mix of uses to provide a variety of housing, employment, shopping, services, and social opportunities for all members of the community.
- Provide choices and safety in transportation to create livable, walkable communities that increase accessibility for people of all ages, whether on foot, bicycle, or in motor vehicles.
- Preserve New Hampshire's working landscape by sustaining farm and forestland and other rural resource lands to maintain contiguous tracts of open land and to minimize land use conflicts.
- Protect environmental quality by minimizing impacts from human activities and planning for and maintaining natural areas that contribute to the health and quality of life of communities and people in New Hampshire.
- Involve the community in planning and implementation to ensure that development retains and enhances the sense of place, traditions, goals, and values of the local community.
- Manage growth locally in the New Hampshire tradition, but work with neighboring towns to achieve common goals and address common problems more effectively.

It is recommended that the above principles be incorporated into the Town's Zoning Ordinance and the Town's Non-Residential Site Plan and Subdivision Regulations, as feasible.

Village Center Land Use District

The establishment of a Village Center District in the Town's Zoning Ordinance and Zoning Map are recommended. This recommendation is supported by the Community Survey and Community Profile results. The intent of this new district would be to create an opportunity to expand neighborhood commercial development, expand age restricted and workforce housing opportunities. The Village Center District would regulate development of the Auburn Village to maintain its rural, small town character. This character is dependent upon preserving architecture and a mix of commercial and residential uses in the district.

Zoning regulations for the Village Center District should allow for a mix of uses. Architectural guidelines should be established to develop a consistent architectural style throughout the Village Center. Fire protection, lighting, open space, suitable parking and pedestrian issues should also be investigated and addressed as part of the development of the Village District. Traffic in the Village Center should be reduced by re-routing through traffic or by applying other solutions such as traffic calming techniques.

The Town Center/Community Character Action Group that was formed from the Community Profile should work with the Planning Board to develop a plan that will best reflect the desires of the Community. The designation and boundaries of the Village District should be finalized as part of a comprehensive update of the Town's Zoning Ordinance and the establishment of this new district.

Low Impact Development

Low Impact Development (LID)⁶⁰ is a stormwater management strategy concerned with maintaining or restoring the natural hydrologic functions of a site to achieve natural resource protection objectives. Developed in the mid-1980s, LID addresses stormwater through small, cost-effective site design and landscape features that are distributed throughout the site. The goal of LID is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. LID techniques include conservation of forests and sensitive waters, water reuse, and stormwater controls that detain and retain runoff.

The LID approach includes five basic tools, as follows:

1. encourage conservation measures
2. promote impact minimization techniques such as impervious surface reduction
3. provide for strategic timing by slowing flow using the landscape
4. use an array of integrated management practices to reduce and cleanse runoff
5. advocate pollution prevention measures to reduce the introduction of pollutants into the environment

⁶⁰ For more information on LID, please visit the Low Impact Development Center's website at www.lowimpactdevelopment.org/home.htm; the EPA Office of Water website at www.epa.gov/owow/nps/lid/; or New Hampshire Department of Environmental Services (DES) www.des.state.nh.us/factsheets/wmb/wmb-17.htm

The Planning Board should evaluate the Town's current Site Plan and Subdivision Regulations to determine if LID Guidelines could be developed for Auburn. At a minimum, the Town should review the existing stormwater regulations to identify where LID techniques could be implemented.

COMMUNITY SURVEY RESULTS – LAND USE

(1) Do you feel that adequate amounts of land have been zoned for the following uses?

Uses	Distribution of Responses					Percent of Responses
	Too Much	Just Right	Not Enough	Enough but Wrong Location	Don't Know	
Residential - SF	27.4%	51.9%	3.2%	0.6%	16.9%	100.0%
Residential - Two - and Multi-Family	21.3%	32.0%	10.0%	1.4%	35.4%	100.0%
Residential - Cluster Housing	38.8%	17.8%	10.4%	1.3%	31.7%	100.0%
Residential - Rural	7.8%	47.2%	26.2%	0.4%	18.4%	100.0%
Commercial - Business and Office	6.7%	41.7%	27.6%	1.6%	22.4%	100.0%
Commercial - Retail	7.0%	41.8%	25.4%	1.3%	24.4%	100.0%
Industrial - Manufacturing	9.6%	41.5%	16.9%	1.0%	30.9%	100.0%
Industrial - Sand and Gravel Excavation	19.4%	30.0%	6.9%	2.0%	41.7%	100.0%
Industrial - Industrial Parks	10.5%	44.4%	16.3%	0.6%	28.1%	100.0%

(2) If you feel that the zoning for a particular use is in the wrong location, what changes would you suggest? Direct Responses included here.

Do not allow any more industrial, manufacturing or excavation in the town
Make residential building lots 3 acres or more with 250 foot frontage
Manufacturing area should be located on industrial parks not residential
Londonderry Turnpike from Derry to Manchester should be zoned a mix of industrial and commercial-no residential. Also corridor to Exits 1 and 2 Commerce and Industrial
Protect appearance of 28 By-Pass commercial zone to keep rural character and protect water shed- By the way, transfer station stunk this summer!
No cluster housing! It just benefits the developer to build more housing on less land and leave unfit and wetlands to open space.
Rockingham Road should be residential only (East end)
Why are new residential developments allowed to build behind or abutting commercial use? Causes nothing but trouble especially for preexisting businesses.
Don't know how much land has been zoned for any of those categories though to tell it it's adequate, when you don't know how much we are talking about
None needed
Get rid of used car lot this ride of the waste management site, limit future building, around Tower Hill, no more development like the one opposite Goldenrod Restaurant
A 5 year ban on all new construction
Keep Auburn a family town not industrial
Locate more commercial near 101
Get rid of commercial zoning from Rockingham Park Road 2 miles down on Hooksett Road change to agriculture
Camouflage them off road ways
More freedom to the land owner

Map indicating zones would have been helpful in answering land use question number 1
Would be nice to have a center of town concept with business office space and retail
Should encourage more small business and offices along 121 between School and Bunker Hill - in NE - Small town traditions - No neon signs, etc.
Auburn desperately needs affordable housing of any type
Zone areas on major through fares as commercial/ Industrial
We don't want exit 2 off Route 101 to become a retail center or have school traffic
In general the zoning board should allow fewer variances. The building inspector appears to be politically motivated. Fire her!
Get cluster out of rural - it is not rural. It is a gimmick to benefit developer only the open space was never protected.
Please, no low rent multi family housing, we moved out of the city to get away from that
Don't have enough info to comment
Stay with the trailer rules on the books
Stop catering to builders. The ordinance is there for a reason, stop giving new housing start variances
Home business are getting out of hand
Need "Village District" which allows mixed use commercial and multi - family. Will take development pressure off R-1 and R-2 zones for clusters and multi-family.

(3) Please indicate the level of importance that the town should give to the following land use development methods for guiding future growth in Auburn:

Method of Growth	Distribution of Responses					Percent of Responses
	Very Important	Important	Somewhat Important	Not Important	Don't Know	
Allow commercial and residential uses on same lot or building	13.0%	14.3%	18.9%	38.4%	15.3%	100.0%
Allow commercial and residential uses in same zoning district	13.8%	16.4%	18.7%	36.7%	14.4%	100.0%
Allow commercial and industrial in same zoning district	14.8%	29.0%	23.5%	19.7%	12.9%	100.0%
Concentrate development in already developed areas	52.4%	23.5%	15.8%	4.2%	4.2%	100.0%
Encourage Residential Subdivisions	18.2%	18.9%	20.3%	34.1%	8.4%	100.0%
Cap the number of Residential Permits allowed each year.	69.1%	17.0%	6.6%	5.4%	1.9%	100.0%
Permit higher residential density as a bonus for affordable housing	8.4%	10.0%	17.0%	58.2%	6.4%	100.0%
Permit higher residential density as a bonus for elderly housing	15.9%	15.0%	22.0%	39.5%	7.6%	100.0%
Encourage Residential Subdivisions to be Clustered	13.4%	17.8%	20.5%	38.6%	9.7%	100.0%
Promote strong village center with High Density Residential/Commercial	18.2%	18.5%	21.4%	37.7%	4.2%	100.0%

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**APPENDIX
Implementation Schedule**

Key:

BOS – Board of Selectmen

CC – Conservation Commission

PD – Police Department

PB – Planning Board

RD – Parks and Recreation Department

HS – Historical Society

ZBA – Zoning Board of Adjustment

FD – Fire Department

SB – School Board

Community Facilities

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Ensure that the town can provide an acceptable level of community services that meet the needs of both the existing and projected population.										2.75
Ensure that the public health and safety of local residents are met.										2.5
Encourage public and private cooperation in planning for financing community facilities, including an examination of opportunities to privatize selected municipal services when it is appropriate and practical.										2.25
Explore the possibility of improved coordination between the Fire and Police Departments such as the sharing of equipment and resources, whenever possible and practical.										1.5
Provide a rational approach for the financing of the town’s community facilities and services.										2
Ensure that all students have the opportunity to receive the best possible and affordable education so that they acquire the necessary skills and knowledge to make a positive contribution to the community.										1
Strengthen utilization and usage of the variety of community resources including conservation lands, historic resources, community facilities and local businesses.										2.33
Meet the town’s current and projected recreational needs by ensuring that there is an appropriate amount of land and facilities.										1.5
Provide suitable recreation facilities that are within easy access of the town’s major neighborhoods.										1.67
Ensure that there are available recreation resources for all age groups.										1.75
Provide for the maintenance and enhancement of existing recreation facilities.										2

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HA	SB	Priority
Encourage the involvement and participation of volunteers in the town's recreation programs.										2.25
Provide an integrated network of recreational trails that serve all areas of the town and benefit the various user groups.										1.75
Maintain the existing close working relationship with Manchester Water Works and the Massabesic Audubon Center.										2.5

Historic and Cultural Resources

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Consider the formation of a historic district commission or heritage commission to consider the criteria and process for identifying historical and cultural resources.										1.5
Consider the establishment of a historic district.										1.33
Promote awareness of the significance and value of historical and cultural resources and the protection of the same.										1.5
Install marker signs identifying historical resources.										1.67

Housing

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Review the town's local land use regulations to identify where revisions can be made to encourage the use of Energy Star construction and other energy efficient planning and site development techniques.										2.5
Work with outside resource agencies, such as the Southern New Hampshire Planning Commission (SNHPC) and the New Hampshire Housing Finance Authority (NHHFA), to determine the exact number of residents with affordable housing needs.										2.33
Coordinate with social services serving citizens and others, to determine the number of seniors in Auburn who may need housing assistance.										1.5
Review the town's local land use regulations for consistency with the need to provide for a reasonable amount of affordable housing.										2.25
Identify areas in town that are suitable and appropriate for senior housing.										2.5

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Establish a Village Center District that allows for the construction of affordable housing.										2.5
Determine other areas in town appropriate for affordable housing.										2.5
Explore the use of form based zoning, specifically in the Village Center area.										2.33
Encourage a variety of different housing options, including senior housing and workforce housing, that will meet the existing and projected needs of the Town's population.										2.5

Natural Resources and Open Space

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Encourage both residential and non-residential development to identify existing natural resources so that they are conserved in an appropriate manner.										2.25
Utilize the New Hampshire Department of Fish & Game's Wildlife Action Plan and other available information sources to identify important natural resources and prepare strategies designed to preserve them for future enjoyment.										2.5
Protect key open space areas based upon a systematic inventory and monitoring of Auburn's natural resources.										2.75
Integrate and utilize wildlife corridor plans developed by NH Fish and Game in an effort to protect those areas of vital importance.										2.25
Maintain, protect, and encourage public access to Auburn's surface waters.										2.75
Encourage new residential and non-residential developments to protect and, where possible, enhance valuable natural and open space resources.										2.75
Encourage public/private partnerships between the town and other private and civic organizations to provide open-space opportunities.										2.25
Identify for future protection important scenic areas and view corridors; develop a priority ranking of these areas for purposes of protection.										2
Identify the water resources in Town in effort to protect them.										2.75

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Protect wetlands and floodplains to minimize property damage, public safety risks, and economic disruptions during extreme precipitation events.										2.5
Encourage protection of adequate habitat to sustain populations of native wildlife.										2.5
Encourage protection and restoration of forest cover to protect air and water quality, absorb carbon dioxide, meliorate local climate, and enhance quality of life.										2.5
Encourage protection of adequate habitat to sustain populations of native wildlife.										2.25

Regional Concerns

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Continue to actively participate in I-93/CTAP forums.										3
Promote communication with neighboring communities regarding developments of regional impact.										2.67
Plan for future traffic increases and impacts of regional developments.										2.75

Economic Development

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Promote environmentally sound light manufacturing industries.										2.5
Identify specific areas that could be zoned or re-zoned to accommodate commercial and light industrial development, based upon the suitability of the area for development and access to arterial roadways.										2
Review the Zoning Ordinance to identify areas appropriate for industrial uses consistent with those identified as part of the previous objective.										2.5
Maintain and encourage opportunities for home occupations and businesses that are consistent with the existing neighborhood and the town's rural character.										2

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Manage commercial and business development off State and local roadways by reducing access points and by providing for an appropriate level of landscaping and buffering.										2.5
Define what industrial uses could be permitted as environmentally sensible.										2.5
Encourage and recruit environmentally sensitive light industrial businesses to locate in Auburn as a means of reducing the local tax burden through non-residential sources while retaining a rural atmosphere.										2.5
Encourage development within the Auburn Village Center that will be consistent with the Town's Historic Character.										2.75
Consider amending the Auburn Zoning Ordinance to establish a Town Center District that provides for reduced lot sizes and allows multi-family housing, small-scale retail and mixed use development in the Village Center.										2.75
Prepare a plan to connect various uses in the Village Center through a pedestrian walkway or limited trail system.										2.5
Encourage the location of all governmental and non-profit functions and services in the Town Center whenever possible.										2.25

Transportation

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Establish guidelines for a Roadway Management Program.										1.5
Ensure that an adequate and appropriate amount of funds are programmed over a 5 to 6- year period for roadway improvements based on a systematic approach to a roadway management, maintenance, and capital improvements plan.										2
Recognize the importance of providing the opportunity for a town-wide system of walking, hiking and bicycling paths.										1.75
Promote pedestrian access and safety by identifying areas in need of sidewalks. Consider the construction of sidewalks in new commercial downtown areas and residential developments, when appropriate.										2.5

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Evaluate and encourage alternative transportation modes, such as a car-pooling program and a NHDOT Park and Ride facility.										2
Ensure that any transportation improvement or enhancement is constructed in a manner that retains Auburn's rural character.										2.75
Ensure that the principles of access management are utilized when transportation improvements along access corridors are planned.										2
Encourage connections with the town's existing road network and the potential connection with a town-wide traffic system when reviewing new commercial, industrial and residential development, and access to adjacent communities including Candia, Chester, Manchester, Derry, and Hooksett.										2
Identify roadways and future roads used as and to be used as Regional links, both present and future. Consider upgrade and construction of the roadways as part of the Roadway Management and Capital Improvements Plan.										2.5
Evaluate the need for senior citizen transportation (paratransit).										1.75

Land Use

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Preserve the natural and cultural features that contribute to Auburn's character, such as Lake Massabesic, Little Massabesic Lake, Clark Pond, other ponds, streams and rivers, prime agricultural land, woodlands, quality viewsapes, wetlands, country roads, stone walls, and valuable open spaces.										3
Maintain a strong working relationship with Manchester Water Works in order to protect the Lake Massabesic Watershed.										3
Encourage all new developments to preserve and enhance valuable natural features and open spaces.										2.67
Encourage all new developments to be visually attractive.										2.67

IMPLEMENTATION ITEM	BOS	PB	ZBA	CC	RD	FD	PD	HS	SB	Priority
Encourage planned development that consolidates access points, thus avoiding haphazard (i.e., sprawl) development.										2.67
Preserve specific scenic areas, open spaces and view corridors and develop a priority ranking of these areas for protection purposes.										2.33
Employ appropriate land use controls and non-regulatory mechanisms (i.e., deed restrictions, conservation easements) to manage growth and to protect the town's rural character.										2.5
Prepare future land use policies regarding town development on an area planning level.										2.5
Recognize the important linkage between transportation/roadway improvements and the town's future land.										2.67

Table 1. Somewhat to excessively well-drained soils likely to include significant sand resources in Rockingham County, New Hampshire.

Table A
Soil Resources in Rockingham County, New Hampshire.

Soil type	Drainage category	Sand	Gravel
Unadilla very fine sandy loam, 0 to 3% slopes	Well drained	Probable	Probable
Scio very fine sandy loam, 0 to 5% slopes	Moderately well drained	Probable	Probable
Unadilla very fine sandy loam, 3 to 8% slopes	Well drained	Probable	Probable
Hoosic gravelly fine sandy loam, 0 to 3% slopes	Somewhat well drained	Probable	Probable
Hoosic gravelly fine sandy loam, 3 to 8% slopes	Somewhat well drained	Probable	Probable
Hinkley fine sandy loam, 0 to 3% slopes	Excessively well drained	Probable	Probable
Hinkley fine sandy loam, 3 to 8% slopes	Excessively well drained	Probable	Probable
Hinkley fine sandy loam, 8 to 15% slopes	Excessively well drained	Probable	Probable
Hoosic gravelly fine sandy loam, 8 to 15% slopes	Somewhat well drained	Probable	Probable
Hoosic gravelly fine sandy loam, 15 to 36% slopes	Somewhat well drained	Probable	Probable
Hinkley fine sandy loam, 15 to 60% slopes	Excessively well drained	Probable	Probable
Deerfield fine sandy loam, 0 to 3% slopes	Moderately well drained	Probable	Improbable
Windsor loamy sand, 8 to 15% slopes	Excessively well drained	Probable	Improbable
Deerfield fine sandy loam, 3 to 8% slopes	Moderately well drained	Probable	Improbable
Windsor loamy sand, 15 to 60% slopes	Excessively well drained	Probable	Improbable

Table B
Wetland soils in Auburn
Apparent Wetland Soils

Lim-Pootatuck complex
Ipswich mucky peat
Pawcatuck mucky peat
Westbrook mucky peat
Ipswich mucky peat, low salt
Boxford silt loam, 0 to 3 percent slopes
Eldridge fine sandy loam, 0 to 3 percent slopes
Eldridge fine sandy loam, 3 to 8 percent slopes
Scio very fine sandy loam, 0 to 5 percent slopes
Scitico silt loam, 0 to 5 percent slopes
Deerfield fine sandy loam, 0 to 3 percent slopes
Raynham silt loam
Squamscott fine sandy loam, 0 to 5 percent slopes
Walpole very fine sandy loam, 0 to 5 percent slopes
Boxford silt loam, 3 to 8 percent slopes
Boxford silt loam, 8 to 15 percent slopes
Greenwood and Ossipee soils, ponded
Scarboro muck
Scarboro muck, very stony
Maybid silt loam
Greenwood mucky peat
Deerfield fine sandy loam, 3 to 8 percent slopes
Pipestone sand, 0 to 5 percent slopes
Chocorua mucky peat
Ossipee mucky peat
Walpole very fine sandy loam, 0 to 3 percent slopes, very stony
Walpole very fine sandy loam, 3 to 8 percent slopes, very stony

**Table B1
Wetland soils in Auburn
Perched Wetland Soils**

Woodbridge fine sandy loam, 0 to 3 percent slopes
Woodbridge fine sandy loam, 3 to 8 percent slopes
Montauk fine sandy loam, 3 to 8 percent slopes
Paxton fine sandy loam, 3 to 8 percent slopes
Scituate-Newfields complex, 0 to 3 percent slopes
Scituate-Newfields complex, 3 to 8 percent slopes
Montauk fine sandy loam, 3 to 8 percent slopes, very stony
Paxton fine sandy loam, 3 to 8 percent slopes, very stony
Ridgebury very fine sandy loam, 0 to 5 percent slopes
Montauk fine sandy loam, 8 to 15 percent slopes
Paxton fine sandy loam, 8 to 15 percent slopes
Montauk fine sandy loam, 8 to 15 percent slopes, very stony
Montauk fine sandy loam, 15 to 25 percent slopes, very stony
Paxton fine sandy loam, 15 to 25 percent slopes
Paxton fine sandy loam, 8 to 15 percent slopes, very stony
Paxton fine sandy loam, 15 to 25 percent slopes, very stony
Paxton fine sandy loam, 25 to 35 percent slopes, very stony
Woodbridge fine sandy loam, 3 to 8 percent slopes, very stony
Woodbridge fine sandy loam, 8 to 15 percent slopes, very stony
Scituate-Newfields complex, 0 to 3 percent slopes, very stony
Scituate-Newfields complex, 3 to 8 percent slopes, very stony
Scituate-Newfields complex, 8 to 15 percent slopes, very stony
Ridgebury very fine sandy loam, 0 to 3 percent slopes, very stony
Ridgebury very fine sandy loam, 3 to 8 percent slopes, very stony

**Table C
Prime Farmlands Table**

Favorable agricultural soils in Rockingham County, New Hampshire.

Prime farmland

Woodbridge fine sandy loam, 0 to 3 percent slopes
Woodbridge fine sandy loam, 3 to 8 percent slopes
Unadilla very fine sandy loam, 0 to 3 percent slopes
Boxford silt loam, 0 to 3 percent slopes
Eldridge fine sandy loam, 0 to 3 percent slopes
Eldridge fine sandy loam, 3 to 8 percent slopes
Montauk fine sandy loam, 3 to 8 percent slopes
Charlton fine sandy loam, 3 to 8 percent slopes
Paxton fine sandy loam, 3 to 8 percent slopes
Scituate-Newfields complex, 0 to 3 percent slopes
Scituate-Newfields complex, 3 to 8 percent slopes
Pennichuck Channery very fine sandy loam, 3 to 8 percent slopes
Scio very fine sandy loam, 0 to 5 percent slopes

Farmland of statewide importance

Unadilla very fine sandy loam, 3 to 8 percent slopes
Boxford silt loam, 3 to 8 percent slopes
Canton gravelly fine sandy loam, 3 to 8 percent slopes
Canton gravelly fine sandy loam, 8 to 15 percent slopes
Montauk fine sandy loam, 8 to 15 percent slopes
Charlton fine sandy loam, 8 to 15 percent slopes
Paxton fine sandy loam, 8 to 15 percent slopes
Pennichuck Channery very fine sandy loam, 8 to 15 percent slopes
Hoosic gravelly fine sandy loam, 0 to 3 percent slopes
Hoosic gravelly fine sandy loam, 3 to 8 percent slopes

Farmland of local importance

Windsor loamy sand, 0 to 3 percent slopes
Windsor loamy sand, 3 to 8 percent slopes
Scitico silt loam, 0 to 5 percent slopes
Canton gravelly fine sandy loam, 3 to 8 percent slopes, very stony
Montauk fine sandy loam, 3 to 8 percent slopes, very stony
Charlton fine sandy loam, 3 to 8 percent slopes, very stony
Paxton fine sandy loam, 3 to 8 percent slopes, very stony
Lim-Pootatuck complex
Deerfield fine sandy loam, 0 to 3 percent slopes
Raynham silt loam
Squamscott fine sandy loam, 0 to 5 percent slopes
Walpole very fine sandy loam, 0 to 5 percent slopes
Ridgebury very fine sandy loam, 0 to 5 percent slopes

**Table D
Forest Resources**

Table 4 Important Forest Soils in Rockingham County, New Hampshire

Group IA

Woodbridge fine sandy loam, 0 to 3 percent slopes
Woodbridge fine sandy loam, 3 to 8 percent slopes
Unadilla very fine sandy loam, 0 to 3 percent slopes
Eldridge fine sandy loam, 0 to 3 percent slopes
Eldridge fine sandy loam, 3 to 8 percent slopes
Montauk fine sandy loam, 3 to 8 percent slopes
Charlton fine sandy loam, 3 to 8 percent slopes
Paxton fine sandy loam, 3 to 8 percent slopes
Scituate-Newfields complex, 0 to 3 percent slopes
Scituate-Newfields complex, 3 to 8 percent slopes
Pennichuck Channery very fine sandy loam, 3 to 8 percent slopes
Scio very fine sandy loam, 0 to 5 percent slopes
Montauk fine sandy loam, 3 to 8 percent slopes, very stony
Charlton fine sandy loam, 3 to 8 percent slopes, very stony
Paxton fine sandy loam, 3 to 8 percent slopes, very stony
Unadilla very fine sandy loam, 3 to 8 percent slopes
Montauk fine sandy loam, 8 to 15 percent slopes
Charlton fine sandy loam, 8 to 15 percent slopes
Paxton fine sandy loam, 8 to 15 percent slopes
Pennichuck Channery very fine sandy loam, 8 to 15 percent slopes
Montauk fine sandy loam, 8 to 15 percent slopes, very stony
Montauk fine sandy loam, 15 to 25 percent slopes, very stony
Charlton fine sandy loam, 8 to 15 percent slopes, very stony
Charlton fine sandy loam, 15 to 25 percent slopes, very stony
Paxton fine sandy loam, 15 to 25 percent slopes
Paxton fine sandy loam, 8 to 15 percent slopes, very stony
Paxton fine sandy loam, 15 to 25 percent slopes, very stony
Paxton fine sandy loam, 25 to 35 percent slopes, very stony
Woodbridge fine sandy loam, 3 to 8 percent slopes, very stony
Woodbridge fine sandy loam, 8 to 15 percent slopes, very stony
Scituate-Newfields complex, 0 to 3 percent slopes, very stony
Scituate-Newfields complex, 3 to 8 percent slopes, very stony
Scituate-Newfields complex, 8 to 15 percent slopes, very stony

Group IB

Boxford silt loam, 0 to 3 percent slopes
Canton gravelly fine sandy loam, 3 to 8 percent slopes, very stony
Boxford silt loam, 3 to 8 percent slopes
Canton gravelly fine sandy loam, 3 to 8 percent slopes
Canton gravelly fine sandy loam, 8 to 15 percent slopes
Boxford silt loam, 8 to 15 percent slopes

Canton gravelly fine sandy loam, 15 to 25 percent slopes
Canton gravelly fine sandy loam, 8 to 15 percent slopes, very stony
Canton gravelly fine sandy loam, 15 to 25 percent slopes, very stony
Canton gravelly fine sandy loam, 25 to 35 percent slopes, very stony
Chatfield-Hollis-Canton complex, 3 to 8 percent slopes, very stony
Chatfield-Hollis-Canton complex, 8 to 15 percent slopes, very stony

Group IB

Chatfield-Hollis-Canton complex, 15 to 35 percent slopes, very stony
--

Group IC

Windsor loamy sand, 0 to 3 percent slopes
Windsor loamy sand, 3 to 8 percent slopes
Deerfield fine sandy loam, 0 to 3 percent slopes
Hoosic gravelly fine sandy loam, 0 to 3 percent slopes
Hoosic gravelly fine sandy loam, 3 to 8 percent slopes
Hinckley fine sandy loam, 0 to 3 percent slopes
Hinckley fine sandy loam, 3 to 8 percent slopes
Hinckley fine sandy loam, 8 to 15 percent slopes
Windsor loamy sand, 8 to 15 percent slopes
Deerfield fine sandy loam, 3 to 8 percent slopes
Hoosic gravelly fine sandy loam, 8 to 15 percent slopes
Hoosic gravelly fine sandy loam, 15 to 35 percent slopes

Preston Brook Watershed – Summary

In the fall of 2002, a group of students from the University of New Hampshire (UNH) conducted a study of the Preston Brook Watershed. Seven wetlands within the watershed were observed and evaluated using a modified version of the New Hampshire Method. In addition, the study included a general natural resource inventory of the watershed.

The following wetlands within the Preston Brook Watershed were evaluated:

- Wetland 1 - located south of Coleman Road, West of Dearborn Road and north of Bunkerhill Road and is 3.78 acres in size.
- Wetland 2 - located along the Chester town line intersected by Candia Road and is 23.2 acres.
- Wetland 3 - adjacent to the Chester turnpike under the power lines and is 9.96 acres.
- Wetland 4 – located at the south end of wetland 7 and is also intersected by the Chester Turnpike and is 39.02 acres.
- Wetland 5 - located north of Raymond Road and adjacent to Little Massabesic on the eastern shoreline and is the largest wetlands section at 202.54 acres.
- Wetland 6 - adjacent to Wetland 5 but is separated by Raymond Road and is 15.03 acres.
- Wetland 7 - located a half-mile south of Raymond Road, a half mile west of the power lines, and intersects with the Chester Turnpike. It is 190.37 acres.

The study concluded with a recommendation that the Town of Auburn take a closer look at Wetlands 5 and 7 as candidates for prime wetland designation. Wetland 5's high functionality, size and proximity to the reservoir were the main factors contributing to the recommendation and Wetland 7 was recommended due to its size, large buffering area, and ecological composition. Due to its proximity to Wetland 5, it was also suggested that wetland six be considered for prime wetland designation at the same time.

Cohas Brook Preserve - Summary

The Cohas Brook Preserve is a 60+ acre parcel of town protected land located adjacent to Nutt Road. In the fall of 2005, a study was completed by a group of students from UNH in order to evaluate the site for passive recreational and educational opportunities. As part of the study, a cursory Natural Resource Inventory was also completed.

In conclusion, the group of students found that the Cohas Preserve was a suitable location for educational and passive recreational uses. It was suggested that such opportunities could be provided through the use of "simple construction projects, which may enable a personal sense of well-being along with guidance as to inquiry into our environs."

Both of the studies provide a great deal of valuable information, but are not inclusive of all the wetlands and natural resources in Auburn. It is recommended that a comprehensive prime wetlands study be conducted for the Town of Auburn, as well as a complete natural resources inventory.

COMMUNITY SURVEY RESULTS

General Issues

What, in your opinion, are the most important general issues that must be addressed in Auburn over the next five years? Please check up to five items from the list below.

	Number of Responses	Percent of Responses
Preserve Open Space and Forests	305	15.7%
Decrease the Rate of Residential Growth	230	11.8%
Protect Drinking Water Supply and Quality	193	9.9%
Preserve Agricultural Lands	179	9.2%
Protect Historic Properties and Sites	128	6.6%
Increase School Capacity/Facilities	120	6.2%
Improve Road Quality and Traffic Control	106	5.4%
Create a Strong Town Center (retail/public offices/housing)	83	4.3%
Create Elderly Housing	78	4.0%
Attract New Retail and Office Development	71	3.7%
Increase Recreational Opportunities	62	3.2%
Provide Sidewalks in Key Areas	62	3.2%
Develop a Supply of Sewer Service	46	2.4%
Create Affordable Housing	44	2.3%
Develop a Supply of Water Service	42	2.2%
Attract New Industrial Parks	39	2.0%
Increase Areas Zoned for Commercial/Industrial Uses	37	1.9%
Encourage Residential Development to be Clustered	34	1.7%
Other (see list for entries)	31	1.6%
Upgrade or Create New Town Facilities	29	1.5%
Increase Housing Variety	13	0.7%
Improve Public Transportation	13	0.7%
Total	1945	100.0%

Respondent Profile:

(1) Are you an Auburn resident, business owner or both?

	Number of Responses	Percent of Responses
Resident	299	93.1%
Business Owner	2	0.6%
Both	20	6.2%
Total	321	100.0%

(2) If you are a resident, what part of town do you live in?

	Number of Responses	Percent of Responses
Area 1	32	7.3%
Area 2	113	25.7%
Area 3	134	30.5%
Area 4	127	28.9%
Area 5	34	7.7%
Total	440	100.0%

(3) If you are a business owner, on what street is your business located?

No Responses

(4) Do you own or rent?

	Number of Responses	Percent of Responses
Own	271	98.2%
Rent	5	1.8%
Total	276	100%

(5) What type of home do you live in?

	Number of Responses	Percent of Responses
SF	313	97.8%
Duplex	2	0.6%
Apartment	4	1.3%
Town/Condo	0	0.0%
Manufactured Home	1	0.3%
Total	320	100.0%

6) How long have you lived in Auburn?

	Number of Responses	Percent of Responses
< 1 Yr	10	2.6%
1-5 Yr	104	27.2%
6-10 Yr	54	14.1%
11-20 Yr	109	28.5%
>20 Yrs	105	27.5%
Total	382	100.0%

(7) How long do you plan to stay in Auburn?

	Number of Responses	Percent of Responses
< 1 Yr	2	0.6%
1-5 Yr	28	7.8%
6-10 Yr	32	8.9%
11-20 Yr	110	30.6%
>20 Yrs	188	52.2%
Total	360	100.0%

(8) What is your age group?

	Number of Responses	Percent of Responses
< 20	0	0.0%
21-34	41	9.1%
35-44	124	27.4%
45-64	231	51.0%
65 >	57	12.6%
Total	453	100.0%

(9) How many adults or persons over age 18 are in your household?

	Number of Responses	Percent of Responses
1	42	17.8%
2	101	42.8%
3	72	30.5%
4	19	8.1%
> 4	2	0.8%
Total	236	100.0%

(10) How many children under age 18 are in your household?

	Number of Responses	Percent of Responses
0	138	43.5%
1	55	17.4%
2	94	29.7%
3	19	6.0%
4	9	2.8%
> 4	2	0.6%
Total	317	100.0%

(11) Please indicate how old each child is.

	Number of Responses	Average Age
Child 1	131	9.0
Child 2	92	9.8
Child 3	25	9.4
Child 4	8	3.8
Child 5	2	1.0
Total	258	7.4

Community Facilities and Services

(1) Please rank the following town departments, facilities, and services as excellent, good, adequate, by checking the appropriate box. Please indicate, “Don’t know” if you are uncertain

Community Facilities and Services	Excellent	Good	Adequate	Poor	Don't Know
Animal Control	12.6%	30.7%	19.5%	2.9%	34.4%
Auburn Development Authority	1.9%	18.1%	18.4%	6.9%	54.7%
Board of Selectmen	5.0%	32.9%	31.8%	14.9%	15.5%
Building Inspections/Code Enforcement	15.8%	39.1%	25.3%	3.8%	16.0%
Cemetery Maintenance	14.8%	35.1%	13.6%	0.8%	35.7%
Conservation Commission	17.8%	38.4%	18.9%	2.2%	22.7%
Fire Department	43.3%	41.6%	9.3%	0.7%	5.1%
Griffin Free Public Library	36.2%	39.9%	11.1%	1.0%	11.8%
Health and Welfare	3.0%	20.7%	13.8%	1.2%	61.3%
Local Emergency Planning	6.8%	22.7%	15.3%	2.7%	52.5%
Open Space Protection Committee	6.6%	35.5%	17.5%	6.3%	34.1%
Planning Board/Dept.	6.8%	29.8%	29.5%	11.9%	22.0%
Police Dept.	36.2%	49.9%	8.4%	2.0%	3.5%
Recreational Facilities/Programs/Comms	7.5%	35.7%	25.8%	7.8%	23.3%
Road Maintenance and Reconstruction	9.3%	42.0%	30.2%	14.7%	3.8%
School System	16.0%	46.5%	19.4%	5.9%	12.2%
Tax Assessing and Collection	11.4%	45.4%	30.3%	4.0%	8.9%
Town Administration	16.1%	46.8%	25.4%	1.3%	10.3%
Transfer Station & Recycling	36.8%	42.7%	12.7%	1.5%	6.3%
Town Clerk	41.4%	42.9%	11.3%	1.0%	3.5%
Web Site Development	3.9%	19.0%	20.3%	7.4%	49.5%
Zoning Board of Adjustment	5.1%	22.8%	21.5%	5.8%	44.9%

(2) Do the Town Offices have sufficient operating hours?

Yes	No	Don't Know
239	81	6

(3) Should we improve Town Hall Facilities?

Renovate	Build New	No Improvements	Don't Know
110	31	128	42

(4) For any items above that you are dissatisfied with please explain how Town staff and volunteers may improve their services:

Animal Control person is trying but can't do it alone. She needs help
Town Hall should have been built as part of the safety complex for economies of scale on that infrastructure. Build addition to safety complex. Put no money into existing town hall.
Bldg. improvements should be made if town EE's can't adequately do their jobs (i.e. heat, a/c, space, etc.)
The town hall building smells when you walk in. Mold. Out of date
Handicapped accessible, more night hours
Communication
Let the people know what is going on. Not enough information is disseminated.
if someone wants to gather donations for a welcome sign then all well and good- the lions club attached is just wrong
The town clerk on the several times that I have met her has been extremely rude. Her interpersonal skills are lacking and should either be replaced or have a people skills course.
Police and animal control were totally not responsive. Even though the whole neighborhood complained about dog barking, people moved away because of it.
Be more honest
Know all facts and become more open minded about other peoples opinions.
Web site should be further developed
Better communication
Tax maps to show location of buildings on map
Too much home building
Too much development of new residential areas (also on wetland areas)
All the committees need to quit bowing to developers
Sharply limit the rate of growth. The growth severely strains our town budget and services.
Too much planning and plan changing not enough doing way too much being spent on future planning instead of present needs
ADA needs to be looking for opportunity to bring industrial and commercial development to Auburn - Rec department just doesn't have it's act together
Town + developer ties not as subtle as some might like to think
Planning board gives to many variances to builders
Longer hours
1 or 2 days open before 8AM, 1-2 days after 2PM Monday PM Okay but afternoon hours needed too.
To be open during reg. business hours 5 days per week Mon-Fri 8 AM-5PM and one evening until 8:30 per week
Town hall needs to be open late more than 1 night a week to accommodate people who work during the day.
I would like the town hall open one extra night at the end of the month
With the exception of Mon PM there is no other time I am able to go to the town hall. More PM hours needed
Town hall/clerk could be open 5-8 PM 2 nights/week
better hours at the town hall
Have more evening hours for town clerk and tax collector
Tax collectors hours are in convenient
Longer town office hours
Good hours compared with other towns
More evening hours for people who work to conduct their business
Increase tax collector hours
increase their office hours
Longer hours or shifted schedule allow for working families to get to town hall.
Town hall has insufficient operating hours. The building is old and cramped. The building also smells.

More evening hours for people working during the day
More evening hours at town clerks office
9-5 plus one night a week
Town clerks office should be open for more convenient hours
Being Open
Town officials are not available at times that working people are available. We have to take time off to do town business.
Existing town hall at this time, adequate, but newer facility will be needed
Lack of evening hours (or more evening hours)
Town Hall should be open normal business hours
I have heard people complain about others not cleaning up after their dogs in the cemetery behind the school
Better maintain town property like Wayne R Eddows memorial fields. May be time for a full time position
Maintain and mow the town fields at Sandy Acres
Please Maintain and up keep and fix the Auburn playground. Its Dangerous. No bathroom
Open space
schooling-provide public kindergarten, research and provide multimedia access, e-learning and technology education (part of core courses)
School system has to improve- older town and many tax payers children already there system and don't want there taxes to increase
Kindergarten and High school
Need new school to house middle school & need to have independent high school
School facilities need to be improved but we have high quality educators. Maybe town offices should move to AVS if a new K-8 is built
High school
School needs - 1-Kindergarten; 2-Separate elementary/middle students
School is crowded; Roads are terrible; taxes out of control
Auburn needs to address school space needs
We should have at least a town swimming area- or pool
Average swim area for auburn Residents only @ Massabesic
Too much nepotism in the town
Make Selectmen have to be working not retired
Prevent elected officials from using position for financial gains
The BOS should consider the town first in mailing decisions not their personal family/ extended family business
Stop playing games with homeowners allowing one set of rules for some of the town and not for all of the town
Selectmen should not overrule town voting results. Also, some developers have received too many waivers
Some of the boards should be elected positions - Not appointed by the selectman. The towns grown - Fire departments/Emergency planning/ All needed to grow to stay on volunteer basis.
BOS - Harland Eaton's backroom deal making needs to stop! He does not and should not have power over everything
The selectmen and planning board seem to work on a private agenda motivated by their person desires rather than the good of the town.
The selectmen and planning board need to be LESS interested in growth and expansion and more interested in preserving land
Elect, not appoint officials and planning board members. Keep website current.
Selectmen need to represent the current citizenry and demographic concerns not just the "old Guard" interests
Code enforcement/building has 2 sets of rules
Spofford road was damaged with the flooding. It has yet to be repaired and repaved.
Road repair and replacement marking line on roads (route 121 going to Hooksett)
I think they took an excessively long time repaving Eaton Hill Rd, when will it be finished?
Repairs not done well especially pot holes

Increase the road budget and repair/maintain roads at a higher rate (less patchwork, more permanent repairs)
Roads are terrible, falling apart, intersection designs are poorly done
Yellow lines in center of road- needed. More parking availability at entrance of walking trails around lake
Fields are not maintained or used to their potential and left unused. Roads could use more maintenance tend to be left till they are really poor till they are repaired-ours has boulders striding out of the surface. Need more classroom space!
Roads that are 10+ years old need maintenance why hasn't past road agents allocated money for that?
Garden Road is a hazard
Road maintenance is slow and when it is done it is not an improvement. High school options.
Road work isn't always completed in a timely fashion.
I think they do a great job/ love old building
Taxes are high and higher
Tax assessing- Get qualified company. People that know they difference between a deck and boards over a mud hole.
Tax assessing poor/ Collection is fine -Tax assessor outside of firm
Website needs constant updating- zoning boarded needs to get real for the town of auburn
Online car registration or registration by mail
Provide more town services via a stronger website. Provide ALL town documents to Griffin Library in timely fashion

(5a) Should Auburn have a Town Guide Book for residents and businesses?

	Number of Responses	Percent of Responses
Yes	4	66.7%
No	1	16.7%
Don't Know	1	16.7%
Total	6	100.0%

(5b) If yes, should it be funded through general tax revenues?

	Number of Responses	Percent of Responses
Yes	3	60.0%
No	2	40.0%
Don't Know	0	0.0%
Total	5	100.0%

Regional Concerns

(1) What impacts from outside Auburn concern you the most? Please check up to three items from the list below.

	Number of Responses	Percent of Responses
Increased Residential Growth	200	22.20%
Increased Traffic	151	16.70%
Growth and Development	151	16.70%
Potential Loss of Agriculture and Farms	93	10.30%
Sprawl	93	10.30%
Potential Watershed Contamination	88	9.80%
I-93 Expansion	60	6.70%
Massabesic Watershed Land Management	46	5.10%
Construction of Exit 4A on I-93	13	1.40%
Massabesic Lake Water Levels	7	0.80%
Total	902	100%

(2) What do you feel are Auburn's greatest regional assets? Please check up to three items from the list below.

	Number of Responses	Percent of Responses
Rural Character	233	26.70%
Lake Massabesic	220	25.20%
Recreation Trails	165	18.90%
Audubon Center	111	12.70%
Boating and Fishing	77	8.80%
Tower Hill Pond	36	4.10%
Wayne Eddows Recreation Complex	20	2.30%
Town Center	12	1.40%
Total	874	100%

Public Utilities

(1) Should the Town seek to increase the supply of water service?

Yes	No	Don't Know
69	204	46

(2) Should the Town develop a municipal sewer system?

Yes	No	Don't Know
65	224	47

(6) In order to improve or develop the services mentioned above would you support annual tax increase of:

Less 1%	1-3%	4-6%	7%>	No Increase
26	36	21	8	206

Land Use

(1) Do you feel that adequate amounts of land have been zoned for the following uses?

Uses	Distribution of Responses					Percent of Responses
	Too Much	Just Right	Not Enough	Enough but Wrong Location	Don't Know	
Residential - SF	27.4%	51.9%	3.2%	0.6%	16.9%	100.0%
Residential - Two - and Multi-Family	21.3%	32.0%	10.0%	1.4%	35.4%	100.0%
Residential - Cluster Housing	38.8%	17.8%	10.4%	1.3%	31.7%	100.0%
Residential - Rural	7.8%	47.2%	26.2%	0.4%	18.4%	100.0%
Commercial - Business and Office	6.7%	41.7%	27.6%	1.6%	22.4%	100.0%
Commercial - Retail	7.0%	41.8%	25.4%	1.3%	24.4%	100.0%
Industrial - Manufacturing	9.6%	41.5%	16.9%	1.0%	30.9%	100.0%
Industrial - Sand and Gravel Excavation	19.4%	30.0%	6.9%	2.0%	41.7%	100.0%
Industrial - Industrial Parks	10.5%	44.4%	16.3%	0.6%	28.1%	100.0%

(2) If you feel that the zoning for a particular use is in the wrong location, what changes would you suggest? Direct Responses included here.

Do not allow any more industrial, manufacturing or excavation in the town
Make residential building lots 3 acres or more with 250 foot frontage
Manufacturing area should be located on industrial parks not residential
Londonderry Turnpike from Derry to Manchester should be zoned a mix of industrial and commercial-no residential. Also corridor to Exits 1 and 2 Commerce and Industrial
Protect appearance of 28 By-Pass commercial zone to keep rural character and protect water shed- By the way, transfer station stunk this summer!
No cluster housing! It just benefits the developer to build more housing on less land and leave unfit and wetlands to open space.
Rockingham Road should be residential only (East end)
Why are new residential developments allowed to build behind or abutting commercial use? Causes nothing but trouble especially for preexisting businesses.
Don't know how much land has been zoned for any of those categories though to tell it it's adequate, when you don't know how much we are talking about
None needed
Get rid of used car lot this ride of the waste management site, limit future building, around Tower Hill, no more development like the one opposite Goldenrod Restaurant
A 5 year ban on all new construction
Keep Auburn a family town not industrial
Locate more commercial near 101
Get rid of commercial zoning from Rockingham Park Road 2 miles down on Hooksett Road change to agriculture
Camouflage them off road ways
More freedom to the land owner
Map indicating zones would have been helpful in answering land use question number 1
Would be nice to have a center of town concept with business office space and retail
Should encourage more small business and offices along 121 between School and Bunker Hill - in NE - Small town traditions - No neon signs, etc.
Auburn desperately needs affordable housing of any type
Zone areas on major through fares as commercial/ Industrial
We don't want exit 2 off Route 101 to become a retail center or have school traffic
In general the zoning board should allow fewer variances. The building inspector appears to be politically motivated. Fire her!
Get cluster out of rural - it is not rural. It is a gimmick to benefit developer only the open space was never protected.
Please, no low rent multi family housing, we moved out of the city to get away from that
Don't have enough info to comment
Stay with the trailer rules on the books
Stop catering to builders. The ordinance is there for a reason, stop giving new housing start variances
Home business are getting out of hand
Need "Village District" which allows mixed use commercial and multi - family. Will take development pressure off R-1 and R-2 zones for clusters and multi-family.

(3) Please indicate the level of importance that the town should give to the following land use development methods for guiding future growth in Auburn:

Method of Growth	Distribution of Responses					Percent of Responses
	Very Important	Important	Somewhat Important	Not Important	Don't Know	
Allow commercial and residential uses on same lot or building	13.0%	14.3%	18.9%	38.4%	15.3%	100.0%
Allow commercial and residential uses in same zoning district	13.8%	16.4%	18.7%	36.7%	14.4%	100.0%
Allow commercial and industrial in same zoning district	14.8%	29.0%	23.5%	19.7%	12.9%	100.0%
Concentrate development in already developed areas	52.4%	23.5%	15.8%	4.2%	4.2%	100.0%
Encourage Residential Subdivisions	18.2%	18.9%	20.3%	34.1%	8.4%	100.0%
Cap the number of Residential Permits allowed each year.	69.1%	17.0%	6.6%	5.4%	1.9%	100.0%
Permit higher residential density as a bonus for affordable housing	8.4%	10.0%	17.0%	58.2%	6.4%	100.0%
Permit higher residential density as a bonus for elderly housing	15.9%	15.0%	22.0%	39.5%	7.6%	100.0%
Encourage Residential Subdivisions to be Clustered	13.4%	17.8%	20.5%	38.6%	9.7%	100.0%
Promote strong village center with High Density Residential/Commercial	18.2%	18.5%	21.4%	37.7%	4.2%	100.0%

Historic and Cultural Resources

(2) Should the Town promote the protection of its historic and cultural sites?

	Number of Responses	Percent of Responses
Yes	273	89.5%
No	14	4.6%
Don't Know	18	5.9%
Total	305	100.0%

(2) Please indicate the level of importance you feel the Town should give to the following historic and cultural preservation methods:

Preservation Methods	Number/Percent of Responses										Total Number of Responses
	Very Important		Important		Somewhat Important		Not Important		Don't Know		
Recognize Historic Structures	115	36.5%	124	39.4%	62	19.7%	8	2.5%	6	1.9%	315
Create a Historic District	35	11.3%	47	15.2%	105	34.0%	106	34.3%	16	5.2%	309
Create Arch. Design Guidelines	51	16.5%	60	19.4%	86	27.7%	103	33.2%	10	3.2%	310
Purchase Historic Buildings	31	10.3%	55	18.3%	85	28.2%	115	38.2%	15	5.0%	301
Demolition Review Ordinances	30	10.0%	54	17.9%	99	32.9%	54	17.9%	64	21.3%	301
Preservation or Barn Easements	45	14.7%	82	26.8%	96	31.4%	45	14.7%	38	12.4%	306
Establish Heritage Commission	28	9.0%	48	15.5%	94	30.3%	108	34.8%	32	10.3%	310
Conduct Historical Res. Survey	39	12.7%	47	15.3%	105	34.1%	91	29.5%	26	8.4%	308

(7) What three features in Auburn do you feel have the greatest historic significance or preservation value?

	Number of Responses	Percent of Responses
Town Hall	73	19.7%
Lake Massabesic	39	10.5%
Griffin Library	38	10.2%
Longmeadow Church	19	5.1%
Griffin Mill Dam	17	4.6%
Town Center	17	4.6%
Old Homes	11	3.0%
Rural Character	11	3.0%
Open Space	8	2.2%
Town Pound	7	1.9%
Audobon Center	6	1.6%
Battery Point	6	1.6%
Tower Hill Pond	6	1.6%
Trails	6	1.6%
Agricultural Lands	5	1.3%
Griffin Property	5	1.3%
Old Schools	5	1.3%
Watershed Land	5	1.3%
Dam	4	1.1%
Historical Society	4	1.1%
Cemetary	3	0.8%
Congressional Church	3	0.8%
Forest	3	0.8%
Griffin Falls	3	0.8%
Griffin Mill	3	0.8%
Old Churches	3	0.8%
Views	3	0.8%
Auburn Tower Hill	2	0.5%
Mill Sites	2	0.5%
Museum Artifacts	2	0.5%
Old Barns	2	0.5%
Old Hotels	2	0.5%
The Village	2	0.5%
Town Hill Pond	2	0.5%
Town Pond	2	0.5%
War Memorial	2	0.5%
Wildlife Habitat	2	0.5%
Other Responses	38	10.2%
Total	371	100.0%

Other responses are those that received only one count and are listed below:

	Number of Responses	Percent of Responses
Annual Pen	1	0.3%
Beaver Pond	1	0.3%
Bridge at Auburn Center	1	0.3%
Brown's Island Home	1	0.3%
Building Along Main St.	1	0.3%
Historic District	1	0.3%
Historic Preservation	1	0.3%
Lake Dock Area	1	0.3%
Lake Massabesic Roads	1	0.3%
Lakefront Properties	1	0.3%
Lakeshore and Access	1	0.3%
Minimal Industry	1	0.3%
Nutt Road Area	1	0.3%
Old Buildings	1	0.3%
Old Farm Houses	1	0.3%
Old Fire Station	1	0.3%
Old Ice House Foundations	1	0.3%
Old Mill Dam	1	0.3%
Old Post Office	1	0.3%
Open Fields	1	0.3%
Park	1	0.3%
Parker Farm	1	0.3%
Preston's Beach	1	0.3%
Reeuainins Barns	1	0.3%
River Through Town	1	0.3%
Rural Roads	1	0.3%
Smith Library	1	0.3%
Stone Markers	1	0.3%
Stone Pond	1	0.3%
Stone Walls	1	0.3%
Survey Rock	1	0.3%
Toll House	1	0.3%
Town Land	1	0.3%
Water Conservation	1	0.3%
Waterfall Area	1	0.3%
Waterfront Area	1	0.3%
Waterworks Buildings	1	0.3%
Wetlands	1	0.3%

Natural Resources and Open Space

(1) How important is the preservation of additional open space in Auburn to you?

	Number of Responses	Percent of Responses
Very Important	100	45.9%
Important	68	31.2%
Somewhat Important	31	14.2%
Not Important	18	8.3%
Don't Know	1	0.5%
Total	218	100.0%

(3) How should open space preservation be funded? (Check all that apply)

	Number of Responses	Percent of Responses
Through Grants	226	25.9%
Through Donations	215	24.7%
Through Current Use Change Tax	153	17.5%
Through Easements	145	16.6%
Through General Tax Revenues	74	8.5%
Through a Bond Issue	59	6.8%
Total	872	100.0%

(3) Please indicate the level of importance you feel the Town should devote to the following natural resource and opens space protection methods:

Resource	Distribution of Responses					Percent of Responses
	Very Important	Important	Somewhat Important	Not Important	Don't Know	
Protect drinking water supply/aquifers	66.7%	24.9%	7.1%	0.9%	0.4%	100.0%
Protect lakes and other surface waters	65.9%	28.3%	4.9%	0.4%	0.4%	100.0%
Promote fish and wildlife management	51.8%	34.5%	9.8%	3.0%	0.9%	100.0%
Protect wildlife corridors and habitats	58.8%	26.6%	12.0%	2.0%	0.6%	100.0%
Preserve and protect forested areas	60.4%	28.9%	9.1%	1.3%	0.3%	100.0%
Preserve agricultural lands	48.6%	31.4%	15.7%	3.9%	0.3%	100.0%
Preserve open fields	51.7%	28.5%	14.9%	4.6%	0.3%	100.0%
Maintain outdoor recreation areas	44.0%	34.1%	18.3%	3.4%	0.3%	100.0%
Identify and protect prime wetlands	51.2%	24.7%	17.1%	6.4%	0.6%	100.0%
Discourage hillsides/steep slopes development	49.4%	23.5%	16.0%	8.3%	2.8%	100.0%
Preserve open space through conservation easements	48.9%	26.4%	13.4%	6.1%	5.2%	100.0%
Preserve open space through purchase	37.4%	23.4%	18.1%	15.6%	5.6%	100.0%

Housing

(1) Please indicate the level of importance you feel the Town should give to the following housing types:

Housing Types	Number of Responses										Total Number of Responses
	Very Important		Important		Somewhat Important		Not Important		Don't Know		
SF	165	54.8%	91	30.2%	30	10.0%	8	2.7%	7	2.3%	301
Two-Family	15	5.1%	41	13.8%	90	30.3%	144	48.5%	7	2.4%	297
Multi-Family	11	3.8%	15	5.1%	40	13.7%	218	74.4%	9	3.1%	293
Elderly Housing	50	17.2%	66	22.7%	84	28.9%	83	28.5%	8	2.7%	291
Manufactured Housing	5	1.7%	11	3.7%	47	15.9%	221	74.9%	11	3.7%	295
Townhouses / Condos	7	2.4%	24	8.2%	63	21.6%	187	64.0%	11	3.8%	292
Affordable Housing	32	10.7%	42	14.0%	79	26.4%	135	45.2%	11	3.7%	299
Cluster Developments	20	6.4%	45	14.4%	92	29.5%	141	45.2%	14	4.5%	312

Does Auburn need affordable housing?

	Number of Responses	Percent of Responses
Yes	92	30.8%
No	166	55.5%
Don't Know	41	13.7%
Total	299	100.0%

Does Auburn need elderly or assisted housing?

If so, where?

	Number of Responses	Percent of Responses
Yes	141	44.9%
No	122	38.9%
Don't Know	51	16.2%
Total	314	100.0%

Should the town encourage Cluster Subdivisions?

	Number of Responses	Percent of Responses
Yes	75	25.3%
No	178	59.9%
Don't Know	44	14.8%
Total	297	100.0%

Is Auburn's residential growth occurring:

	Number of Responses	Percent of Responses
Too Fast	224	70.9%
Too Slow	2	0.6%
Just Right	90	28.5%
Total	316	100.0%

If so, where?

	Number of Responses	Percent of Responses
Area 1	1	1.0%
Area 2	39	37.5%
Area 3	25	24.0%
Area 4	19	18.3%
Area 5	20	19.2%
Total	104	100.0%

	Number of Responses	Percent of Responses
Area 1	52	33.5%
Area 2	42	27.1%
Area 3	24	15.5%
Area 4	17	11.0%
Area 5	20	12.9%
Total	155	100.0%

If so, where?

	Number of Responses	Percent of Responses
Area 1	6	5.4%
Area 2	28	25.0%
Area 3	42	37.5%
Area 4	21	18.8%
Area 5	15	13.4%
Total	112	100.0%

If residential growth continues, to what area(s) should future development be directed?

	Number of Responses	Percent of Responses
Area 1	30	9.6%
Area 2	79	25.2%
Area 3	72	22.9%
Area 4	75	23.9%
Area 5	58	18.5%
Total	314	100.0%

Transportation

Which road or intersection in town...

(1a) ...poses the most serious threat to safety?

	Number of Responses	Percent of Responses
Rte 121, Hooksett Rd, Raymond Rd.	88	45.8%
Rte 28 Bypass (not specific)	17	8.9%
Wilson's Crossing Rd (not specific)	13	6.8%
Five Corners	10	5.2%
Hooksett Rd (not specific)	10	5.2%
Not In Auburn	7	3.6%
Rte 101, Exit 2	6	3.1%
No Threats	4	2.1%
Depot Rd., Hooksett Rd.	3	1.6%
Chester Rd (not specific)	3	1.6%
Manchester Rd (not specific)	3	1.6%
Spofford Rd and Audubon Way	2	1.0%
Rte 28 Bypass and Spofford Rd.	2	1.0%
Hooksett Rd and Old Candia Rd	2	1.0%
Rte 28 Bypass and Wilson's Crossing Rd	2	1.0%
Coleman Rd and Bunker Hill Rd	2	1.0%
Spofford Rd (not specific)	2	1.0%
Rte 28 Bypass and Rattlesnake Hill Rd.	1	0.5%
Lovers Lane and Bunker Hill Road	1	0.5%
Hooksett Rd and Rockingham Rd	1	0.5%
Dearborn Rd and Bunker Hill Rd	1	0.5%
Raymond Rd and Coleman Rd	1	0.5%
Eaton Hill Rd and Raymond Rd	1	0.5%
Chester Turnpike Near Palomino	1	0.5%
Under Overpass off Manchester Rd and Southside Rd.	1	0.5%
Calef Rd and Pingree Hill Rd	1	0.5%
Bunker Hill Rd and Chester Rd	1	0.5%
Rte 121 and Wilson's Crossing Rd	1	0.5%
Rte 121 and Calef Rd	1	0.5%
Wilson's Crossing Rd and Nutt Rd	1	0.5%
Rte 28 Bypass and Beaver Brook Rd	1	0.5%
Beaver Brook Rd (not specific)	1	0.5%
Rte 121 (not specific)	1	0.5%
Total	192	100.0%

(1b) ...has too much traffic, considering its design and surrounding setting?

	Number of Responses	Percent of Responses
Hooksett Rd	31	25.0%
Wilson's Crossing Rd	24	19.4%
Rte 121	19	15.3%
Rte 28 Bypass	8	6.5%
Rte 121 and Raymond Rd	8	6.5%
Spofford Rd	6	4.8%
Bunker Hill Rd	5	4.0%
Rattlesnake Hill Rd	4	3.2%
Eaton Hill Rd	3	2.4%
Chester Tpke	3	2.4%
Rockingham Rd	3	2.4%
Old Candia Rd	2	1.6%
Beaver Brook Rd	1	0.8%
Calef Rd	1	0.8%
Dearborn Rd	1	0.8%
Raymond Rd	1	0.8%
Rte 101, Exit 2	1	0.8%
Rattlesnake Hill Rd and Pingree Hill Rd	1	0.8%
Five Corners	1	0.8%
Old Candia Rd and Hooksett Rd	1	0.8%
Total	124	100.0%

(2) What, in your opinion, is the most pressing transportation problem facing Auburn?
Please check up to three items from the list below.

	Number of Responses	Percent of Responses
Speeding	138	16.7%
Road Quality	99	12.0%
Lack of Bicycle lanes	92	11.1%
Heavy Trucking	92	11.1%
Road Maintenance	88	10.6%
Traffic Volume	82	9.9%
Lack of Sidewalks	64	7.7%
Improve Pedestrian Safety	44	5.3%
Road Flooding	29	3.5%
Lack of Public Transit	21	2.5%
Traffic Violations	21	2.5%
Narrow Side Streets	16	1.9%
Insufficient Police	15	1.8%
Improve School Bus	10	1.2%
School Traffic	10	1.2%
Lack of Parking	6	0.7%
Total	827	100.0%

(3) Do you feel there needs to be more bicycle and pedestrian opportunities in town?

	Number of Responses	Percent of Responses
Yes	158	41.7%
No	120	31.7%
Don't Know	101	26.6%
Total	379	100.0%

(4) Are Auburn's streets safe for bicycles and pedestrians?

	Number of Responses	Percent of Responses
Yes	101	33.1%
No	175	57.4%
Don't Know	29	9.5%
Total	305	100.0%

(5) What do you feel is the general year round condition of roads in Auburn?

	Number of Responses	Percent of Responses
Excellent	19	5.9%
Good	130	40.4%
Adquate	146	45.3%
Poor	27	8.4%
Don't Know	0	0.0%
Total	322	100.0%

(6) What major routes do employed members of your household use to get to work?

	Number of Responses	Percent of Responses
Rt. 101	153	17.7%
Rt. 28 Bypass	137	15.8%
Hooksett Road	130	15.0%
Rt. 121	122	14.1%
Wilson's Crossing Rd.	88	10.2%
Old Candia Rd.	48	5.5%
Rockingham Rd.	47	5.4%
Spofford Rd.	38	4.4%
Eaton Hill Rd.	36	4.2%
Dearborn Rd.	33	3.8%
Pingree Hill Rd.	19	2.2%
Beaver Brook Rd	15	1.7%
Total	866	100.0%

Economic Development

(4) Please indicate the level of importance that the town should give to the following economic development actions:

Action	Responses					Total Number of Responses	Total Percent of Responses
	Very Important	Important	Somewhat Important	Not Important	Don't Know		
Attract New Development	17.0%	24.1%	25.7%	30.5%	2.6%	311	100.0%
Attract New Small Scale Retail	16.3%	27.5%	25.8%	27.8%	2.6%	306	100.0%
Attract New Large Scale Retail	6.3%	6.9%	12.5%	71.9%	2.3%	303	100.0%
Attract New Light Industrial Development	13.1%	19.5%	28.4%	34.8%	4.2%	313	100.0%
Develop New Industrial Parks	11.7%	12.6%	22.0%	48.9%	4.9%	309	100.0%

(5) Is there a type of retail business, industry or service that does not exist in Auburn that you wish were available?

	Number of Responses	Percent of Responses
Yes	195	50%
No	195	50%
Total	390	100%

(6) If yes, what kind? Please check up to three items from the list below.

	Number of Responses	Percent of Responses
Grocery Store (supermarket)	87	21.1%
Bank	80	19.4%
Pharmacy/Drug Store	79	19.2%
Gym or Fitness Center	32	7.8%
Medical Offices	24	5.8%
General Offices	24	5.8%
Light Industry	24	5.8%
Boutiques	20	4.9%
Dept. Store	13	3.2%
Other: Restaurant	12	2.9%
Dry Cleaner	11	2.7%
Gas Station	6	1.5%
Total	412	100.0%

Community Vision

(1) What's the BEST thing about Auburn?

	Number of Responses	Percent of Responses
Rural Character	121	42.0%
Country Living with City Access	27	9.4%
Quiet	24	8.3%
Small Town Feel	20	6.9%
People	19	6.6%
Country Living	14	4.9%
Location	13	4.5%
Lake Massabesic	11	3.8%
Low Taxes	5	1.7%
Character	5	1.7%
Recreation	5	1.7%
Open Space	5	1.7%
The Lake	4	1.4%
Lack of Traffic	3	1.0%
Size	2	0.7%
Good Schools	2	0.7%
Watershed Land	2	0.7%
Low Crime	2	0.7%
Private Kindergarten	1	0.3%
Community Spirit	1	0.3%
Proximity	1	0.3%
Current Zoning	1	0.3%
Total	288	100.0%

(2) What is the WORST thing about Auburn?

	Number of Responses	Percent of Responses
Growth	52	20.6%
Development	23	9.1%
Politics	21	8.3%
Taxes too High	18	7.1%
Need New School	16	6.3%
Traffic	15	6.0%
Roads	13	5.2%
School Overcrowding	10	4.0%
Home Prices Too High	9	3.6%
No Swimming in Lake Massabesic	9	3.6%
Lack of Services	9	3.6%
Town Center	8	3.2%
Sprawl	5	2.0%
Losing Rural Character	4	1.6%
Nothing	3	1.2%
Transfer Station	3	1.2%
No Public Water/Sewer	3	1.2%
Wildlife	3	1.2%
Police Dept	3	1.2%
Fear of Change	3	1.2%
Lack of Recreation	3	1.2%
No Middle School	2	0.8%
Power Outages	2	0.8%
People	2	0.8%
No Sidewalks	2	0.8%
Poor Management	1	0.4%
Low Tax Base	1	0.4%
Becoming Bedroom Community	1	0.4%
New Police/Fire Station	1	0.4%
Rocks	1	0.4%
Industry	1	0.4%
No Elderly Housing	1	0.4%
Cluster Zoning	1	0.4%
Bedroom Community	1	0.4%
No Tax Base	1	0.4%
No Sense of Community	1	0.4%
Total	252	100.0%

(3) If you could identify one vision of Auburn what would it be?

ID	Identify One Vision of Auburn
1	Managed predictable growth w. the intention of a new residential area to concentrate them and not impact schools
2	Don't sell out-Stay Auburn-Don't be Hooksett East or Manchester's lap dog!
3	Stay rural no street lights, no sidewalks, no stoplights- if that's what they want let them move into Raymond
4	Auburn needs to resist ideas that seem to come from SNHPC that our citizens have an implied obligation to acquire a "regional mindset" in dealing with this town's governance. Auburn must not inherit Manchester's social problems relating to housing, afford
5	Maintain rural atmosphere by control of growth and development
6	Maintain our rural character and keep taxes under control
7	A place where you can live amongst open space, and can actually afford to do so, even retire
8	rural America at it's finest
9	Keep it rural
10	Minimal growth except 55+ housing
11	Preserve semi-rural quality of life while permitting controlled growth. Growth should be controlled through zoning and not by town purchases of land for conservation or green space preservation.
12	Controlled Growth of population
13	larger town in a rural setting missing that "main street U.S.A." feel
14	keep as it is
15	Improve school
16	To build the middle school and renovate the existing school for the elementary grades
17	New School
18	Control Growth and lower taxes
19	Stay the same old country flair
20	Improve roads with sewer service and an updated town hall without losing rural feel
21	to have auburn rural like it was 50 to 60 years ago
22	keeping the town the way it is
23	quiet country living, keep taxes low
24	keep the overall development to a min.
25	Limit Residential Growth
26	Limit Residential Growth
27	cookie-cutter development- lots of neighborhoods
28	Study Wood Hill Development (cluster) and compare to Spruce Lane
29	Small town, rural character
30	To keep open space and forests
31	I wish our town was more historic with more of a quaint and useful town center. I hope it never allows mobile homes or condos. I'd like it to be considered a "well to do" country town with great resources for it's citizens. We NEED A NEW SCHOOL!!!!
32	That it does not become too over populated and just an extension of Manchester. The more things change, the cost, forcing a lot of the long time residents out.
33	Low taxes, low crime, convenient banking and local grocery shopping (low prices) Good Roads

34	Keep it a small community. That is why I fell in love with Auburn. The new subdivisions (clusters) take away the charm. It is also driving up taxes, traffic and population.
35	A Friendly rural community.
36	Small town New England. There are many developed towns next to Auburn-Manchester, Derry, Londonderry, and Bedford. If people want development they'd live in one of those towns, not Auburn. Auburns' selling point is the rural character. That should be pres
37	To keep it rural like it is. Keep development to a minimum.
38	Village area with sidewalks, multi family homes, small shops, park area on lake side.
39	No swimming in Massabesic
40	Maintain it's mix of housing (working & upper middle class) to create a community that is family-friendly with lots of outdoor recreation and not the organized recreation) - a community that values and uses it's natural resources.
41	A new school with kindergarten and more affordable housing
42	Clean up Lake Massabesic. Tighten up inspections and enforce septic improvements for lakefront properties. Ban Gasoline powered boating (sailing and electric motors only). Create one or two public beach areas for residents and guests.
43	Auburn is a beautiful small town, lets try and preserve and enjoy what we have.
44	Attractive "center of town"
45	all new growth in area 5 only
46	a small quiet community with low taxes
47	prevention of larger town/modern town look with housing prices such that young families could afford them- not low income
48	Maintain our rural community and preservation of natural resources, while not significantly increasing the number of people in the town so that it changes the town character. Keep industry out.
49	to stay as it was 30 years ago
50	Control growth and development but not be afraid of it either. Develop existing industrial parks to keep taxes at bay. Add a small village area with quaint shops to keep small town charm. NO commercial retailers (unless outskirts) maybe grocery store
51	To remain residential with much wood lane.
52	keep the town the way it is with commercial growth on major roads
53	I think it should stay the way it is!
54	Encourage the woody lake village feel of the town
55	To level off new housing especially subdivisions to keep auburn a small community
56	Rural, low housing density town with little commercial development are emphasized on preservation of natural resources and small town feel
57	Controlled growth in commercial and residential without raising our property taxes. Have public and sewer with trash pick up
58	Rural community
59	Maintain Auburns rural setting w/ large 2-3 acre building lots to protect our wells from contamination. Keep Massabesic lake as a limited use recreation area. Encourage use of the trail system for snowmobiles and hikers.
60	Keep it rural limit growth, preserve open spaces
61	Keep it simple
62	Utilize Massabesic for recreational opportunities, picnic areas
63	The town should concentrate on preserving the rural character of the town and develop affordable housing
64	Keep small town atmosphere
65	Build a new school

66	Keep small town feel but let the right kind of business in to help alleviate the tax burden of a new school
67	Housing for the elderly so we can stay when the larger houses become too much to handle and nursing home is not the option
68	No good restaurants, school failing, no tennis courts!
69	A modern community with a small town feel and rural character
70	Cleaning up the center of town, not warm and fuzzy. Get rid of the Lions Club sign on our town sign on Hooksett rd.
71	A small rural town that still looks old and original. Auburn friendly laid back kind of place. Lots of space, woods, water, wildlife. Town center clustered w/ new development shops. restaurants/open air patios w/ view, fine dining- confined to one acre of it
72	Residential, kid friendly community
73	No changes to the essential character of the town
74	Continued rural setting, community empowerment that would continue to be resistant to big growth and development
75	Keep clean rural nature while creating an individual area.
76	I wish that the town would slow housing development until the school has been enlarged. The middle school is very small and is behind the times. Largely because of space issues, they need language choices and vo-tech.
77	to get a school system to support our children and grocery store to help deflect some of the free problems
78	The type of rural (country) town that you want to raise your family and retire to enjoy the pleasures of life.
79	a town with no motorcycles with obviously illegal mufflers flying through our roads at 60 mph. a town with children who are happy and love home
80	Show adaptation toward addition of big town services. We must space out these moves in the master plan
81	A quiet postural town featuring Lake Massabesic and it's trails
82	slow down residential growth to maintain rural character
83	An outdoor recreation family oriented town
84	Quaint village center town square, summer ban concerts, at playground Gazebo
85	What it is today
86	Nice
87	The feeling of a quaint town center
88	To keep it's rural roots and keep it a small town
89	Keep as it is
90	Maintain rural feel but be independent from Manchester/Hooksett/Derry amenities
91	Community that uses the lake and rural character for more recreational purposes. Walking trails by the lake, and community center for all ages to act as meeting places for the residents. The town seems very fragmental for a town.
92	Keep auburn rural but encourage business
93	Allow homeowners the right to add to or improve their homes without having to jump through hoops with the town fathers (sorry town God's) lose the attitudes this is not IRAN
94	Do not over developing maintain uniqueness and flavor of auburn
95	Not to grow any larger (population) and maintaining the natural forests and wetlands

96	Protect the lake town development and contamination support the Audubon center, financial, if necessary
97	Quiet friendly town
98	Lower taxes
99	To stay the way it is
100	Population increase to about 6000- some industrial- retail a middle school- kindergarten when middle school completed
101	Create circle area where residents could meet and it would be like a town center. For fire, police, drug store, boutique, no fast driving, meander around w/ benches, near water, very townie feeling.
102	Not grow too fast, stay small and humble
103	30 years ago it was a great little town to live in.
104	Keep the rural appearance while managing residential, commercial, and industrial growth
105	More adequate elementary and middle school services in town. Multiple small buildings rather than 1 large AMS or elementary
106	I have lived near this lake all of my life in Auburn since 1975. I would like to continue to be able to afford to do that on a fixed income instead of leaving like so many already have. We would also like our children to be able to afford to live here in Auburn
107	I would envision a centrally situated pond or swimming area for residents only
108	Leave it as it is now!
109	keep business growth out and residential growth controlled to balance school capacity issues. Institute kindergarten and build new school to house middle or high school
110	try to keep town small with the lake as Active
111	Outdoor recreational and open space, Auburn
112	Slow down on the new housing
113	To remain a small town. Continue focusing on school issue, growth , we need a school K-12 not a pharmacy, not public transportation, not 3 family homes. Preserve what Auburn is and focus on school system K-12.
114	Maintain rural charm
115	To preserve rural character, keep the trees
116	Leave it the way it is
117	Remain a quiet clean town free of litter and potential watershed contamination. Nicely maintained roads without trash on the sides and a grocery detour/ pharmacy in town. Target would be a good store for out town. Section 5 for stores.
118	Lake Massabesic, little league parks
119	The town that has reached maximum capacity and has preserved some of the small town peaceful realness that has been known for. A town that won't let big money developers and individuals transform it into something that long term Auburn residents don't want
120	Sharply crucial future development, expansion or growth for commercial and industrial areas. Focus on preserving the rural vision
121	Upscale suburban community retaining country lifestyle
122	Take care of school system, public kindergarten, bigger elementary school, build high school
123	A town that promotes civilized growth, fiscal restraints, and a personal freedom. Property taxes are much too high.
124	Limited residential growth, maintain rural feeling and natural resources
125	Balance
126	That it would stay a rural community
127	For Auburn to stay the small community that it is, I would hate to see the town grow too much and lose its charm. I love the small community. I grew up in Derry and I hate how crowded that town is. I would hate that to happen to Auburn.

128	Keep it rural and stop developing expensive housing- to us that's ruining why we moved to Auburn in the 1st place. If we want close living conditions we would have stayed in our home town
129	Slow growth and low taxes
130	Volvo's BMW's, VW's Audi's, Lexus's, and Infinities heading back South- permanently and in masses.
131	A small town rural community that promotes all-season recreational activities. Town differentiators, such as lake Massabesic can attract revue refund preservation of natural.
132	Keep development low- maintain land resources- small town feel. Improve road quality
133	Rural living that is affordable and close to the comforts of the 21st century. Good place to raise a family
134	Auburn should be looking at retaining the bedroom community traits that it eventually has. Development would be kept to a minimum
135	Measured growth, retaining the small town feel
136	Main St. New England town
137	Strictly limit growth
138	Slow down residential and commercial growth
139	Maintain small town feel while providing affordable housing, small retail establishments and professional offices.
140	More communication with the community to keep us informed
141	I would like to see the center of Auburn - Area 1 - become more small town - with a "town square" park, small offices and a bank and pharmacy - in small town NE designed architecture - keep the historic feel.
142	Please - everyone will have different visions. Don't impose someone else's on me.
143	Slow the growth
144	To be able to stay in Auburn when your older. Have to sell your house for something smaller at least work on the yard? Where to go in town?
145	Better representation from Auburn in Concord, NH
146	Several planned neighborhoods for active adults, 55 plus, where the houses were affordable. This would create a group of taxpayers that would not put any further stress on the school.
147	Continue with the country feel and not allow too much retail/industrial growth
148	It was the Auburn had rural New England feel when you drove through it. The small quaintness the town center portrays and still does. The lake gives it a charm all people feel. Winter has the ice fishermen and summer has the boating and fishing.
149	A planning board that is not all pro-development
150	Neighbors getting to know each other better
151	To maintain it's NH quality, not to become more like Massachusetts. We don't have to be bigger to be better
152	Slow Growth Only. No attempt to become the most exciting town in NH. Appropriate business development in already business zoned areas. Recognition that Auburn is not Manchester or Derry of Londonderry, But more like Chester.
153	For Auburn to have it's own High school while keeping it's small town character
154	To maintain it's NH quality, not to become more like Massachusetts. We don't have to be bigger to be better
155	To maintain the rural character
156	Keep it a quaint New England town
157	Maintain rural Character and open access to the lake; Don't go overboard on the new school situation - AVS was a wonderful place to learn without the bells and whistles. Throwing \$ at it is not the answer but if anything I'd go for a new middle school.
158	Work to maintain small town living

159	An organized well Run town maintaining rural setting and quality traditions and standards.
160	Less houses - Maintain Rural Atmosphere. Treat the elderly more kindly and give them more benefits. They deserve our respect . They've earned it.
161	Put in a sewer system
162	An organized well Run town maintaining rural setting and quality traditions and standards.
163	A unique country village where residents can do errands, socialize, meet neighbors, feel safe walking on our streets and maintain the rural charm, while enjoying life in Auburn.
164	Small residential community of mostly single family homes on lots providing privacy
165	Keep it small, No more nasty developments. We don't need bigger roads, school, town centers, town halls. Once everything gets bigger it's no longer a lovely New England town village, it's just like every Massachusetts town.
166	We're losing our small town environment
167	Preserve the rural character and limit subdivisions
168	The one thing I don't want it to be is another Windham. I don't want to see Auburn built up like Windham has been for the last 18 years
169	Keep it's rural charm. We like auburn without supermarkets, development. We don't want a new school or anything to increase the retail, commercial, or more residential development. We don't want to have any increase of taxes
170	More sporting opportunities for residents of all ages. Including Side streets for safe bicycling and walking etc..
171	Large Sport park
172	To keep the small town community feeling while expanding our school system.
173	Safe clean living
174	Keep it's rural character
175	Relaxing Community
176	To be a nice country town
177	Try to maintain as much as possible the quality of life that exists today
178	Maintain it as Manchester's playground and learn to benefit from it economically
179	What heaven looks like
180	Attract commercial businesses to reduce taxes and load on schools
181	A caring rural community in which the elected officials listen to all the citizens and children are educated in a school of adequate size and updated facilities
182	Quaintness
183	To stay Small
184	Strong community w/fiscally responsible community Resources
185	Retain some of the rural character - create village/town center with more retail shops/restaurants and mixed use
186	More of a village center and open space
187	To maintain the rural feel to the town. Most importantly to a build a school that gives the teachers the space necessary to provide our students with the best education and opportunities that are available, our children deserve it!
188	Creating a central location for businesses and other facilities giving a town center feel without attracting to much additional traffic or retail business on a large scale
189	It would be regarded as the best place to live
190	Look at successful towns and learn from them! Cape Elizabeth, Maine and Yarmouth, Maine are great examples. Great community centers, bike lanes, good schools, grocery stores, and shops. Don't reinvent the wheel - look at other town models where citizens are part of it.
191	Be like Bedford

192	Small Community that can be recreation to both residents and non residents. Be prepared for unwanted business that could destroy the towns identity.
193	Keep it simple
194	Increase recreational activities and maintain open space and rural nature
195	Keep cul-de-sac's as they are. Do not open their access to quiet neighborhoods. Traffic should be minimized and not maximized. Our streets are narrow enough for the existing traffic. Identify sites as emergency access only and not opened for commuter traffic
196	Stay as a community not just a town. We have some great residents that are out there doing wonderful things
197	Slow down growth
198	The selectmen have a predisposition towards development. It will always happen. There is no way around that. So, there needs to be a more of an effort and a want, a desire by these leaders to have a more open mind about conservation. Keep our town beautify
199	That of a gradually growing residential town with some light industry/retail that puts an emphasis in quality of education, town facilities, recreation and therefore we can be proud of our town
200	Not to repeat the mistakes made in Derry
201	A new school
202	A community with moderate growth, smart planning and a government that looks out for all its citizens.
203	Bike paths - Make it safe for people to walk and ride bikes - Might reduce traffic and pollution
204	Retain rural character and enlighten decisions for the present
205	Stopping growth, Keeping it's rural charm
206	Preserve woodlands
207	Don't bring to Auburn what you came to Auburn to avoid
208	Allow a down town to develop with apartment buildings, stop tying up land for "open space" - this is not the 50's anymore!
209	Keep the character of the town when growing
210	A home town for new families. A place your kids would be happy to say that they are from.
211	To keep it small and preservation for wildlife and their habitats
212	A town where all the boards and departments work together for the betterment of the community
213	Stay Rural
214	Auburn residents only swim area at Lake Massabesic
215	It would stay a small town with lots of trees and open spaces
216	To take back some of the Land and tell the Manchester water works that it is there for the good of the people. That is how they got it. Now with the new filter plan they don't need it. But we don't have the nerve to do it.
217	Add a home depot/lows, grocery store, dept store (near rt 101)
218	The town to remain conservative, with a balanced budge. Keep maintenance within its means
219	Leave well enough alone
220	Rural
221	Quiet country living close to the city -beach -mountains- friendly neighbors and good schools
222	To rectify the school problems
223	Keep it small. Find some new areas for industry to help keep taxes down and continue to put as much land in conservation
224	Stop cluster housing. Everyone should have at least 2 acres and if a developer can't, then don't let them build

225	Keep the rural feeling going. Limit housing permits and developments. Help owners of large tracts of land keep them or subdivide into individual lots so that large developers don't buy them out.
226	Auburn needs to preserve wildlife, forests, and its farms.
227	More housing but let's not get carried away like Derry
228	Not to allow businesses like Wendy's in our town
229	A safe and clean `community to live in and a continuing spirit of cooperation of its citizens to reach that end.
230	Develop town center into a nice walking/shopping center. Open snowmobile trails year round for ATV/bike use
231	Zero building permits
232	to continue a rural community
233	Pedestrian road safety (sidewalks)
234	A carefully developed quiet residential community interspersed with select open spaces giving a distinct rural feel to the town along with an obvious restaurant from typical "suburbanization". No street lights, sidewalks, chain retail establishments.
235	Development of a balance of rural atmosphere, controlled residential growth, responsible introduction of affordable housing for the elderly and low-income families. We don't need sidewalks, ballparks, and playgrounds. Those who wish for that can move to Londonderry
236	To keep its views focused on small town feeling. Serving the people who live here and have lived here all their lives. Making this town one you would want to visit when driving through
237	To remain a quiet town where families are welcome (housing prices are soaring so that average families cannot afford to live in them)